

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): 655141
- Address and APN(s): 2546 Azure Coast Dr., La Jolla 92037 346-590-04-00
- Project contact name, phone, e-mail: Michael Hernandez, (619) 244-3244, hernandezarchitecture@cox.net
- Project description: New companion unit with attached garage
- In addition, provide the following:
 - lot size: 20,160 sq. ft.
 - existing structure square footage and FAR (if applicable): 3069 sq. ft. / FAR = 0.15 < 0.60
 - proposed square footage and FAR: 1425 sq. ft. / FAR = 0.07 < 0.60
 - existing and proposed setbacks on all sides: front: 25' / side: 5' / rear: 5'
 - height if greater than 1-story (above ground): —

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): _____
- 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;

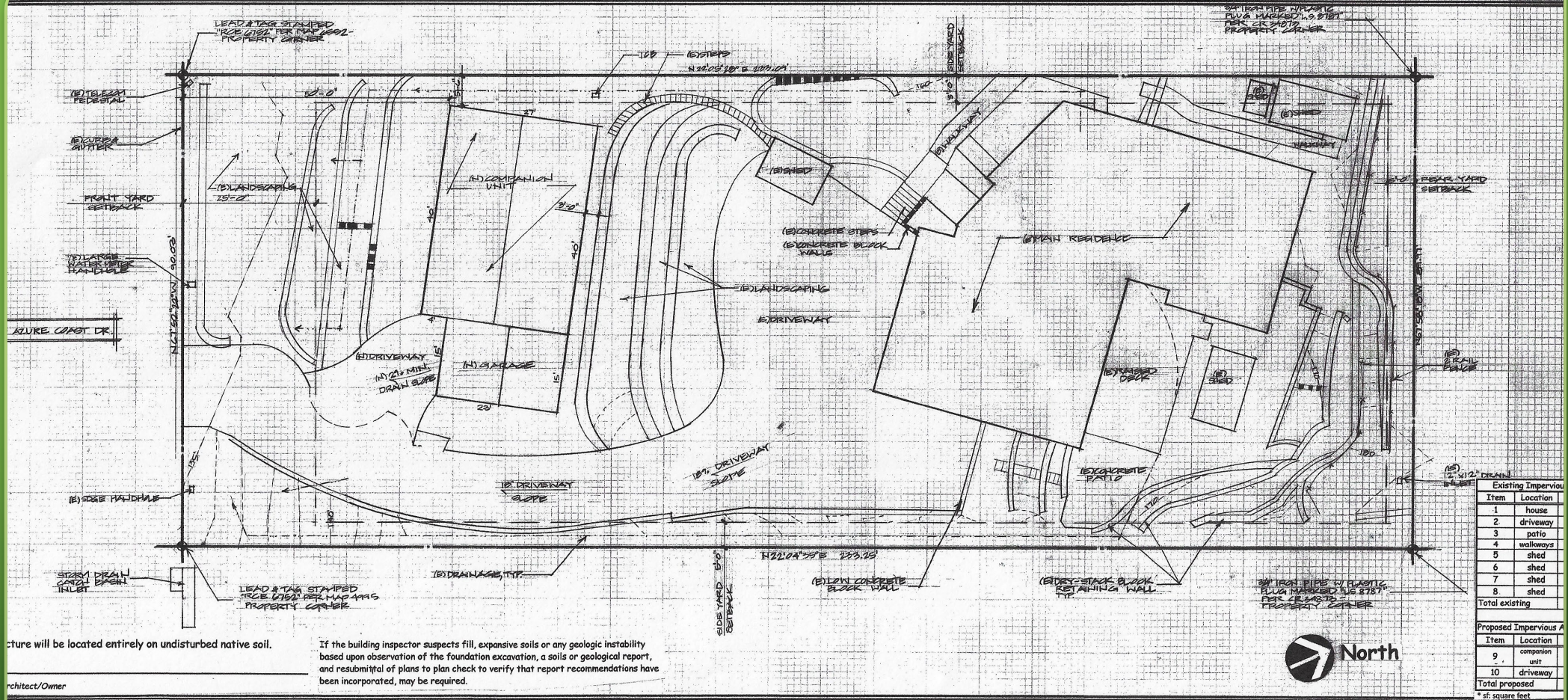
(CONTINUED ON THE NEXT PAGE)

- B. Elevations for all sides;

2546 AZURE COAST DRIVE

SCOPE OF WORK: EXISTING SINGLE-FAMILY RESIDENCE WITH NEW DETACHED
COMPANION UNIT WITH GARAGE.

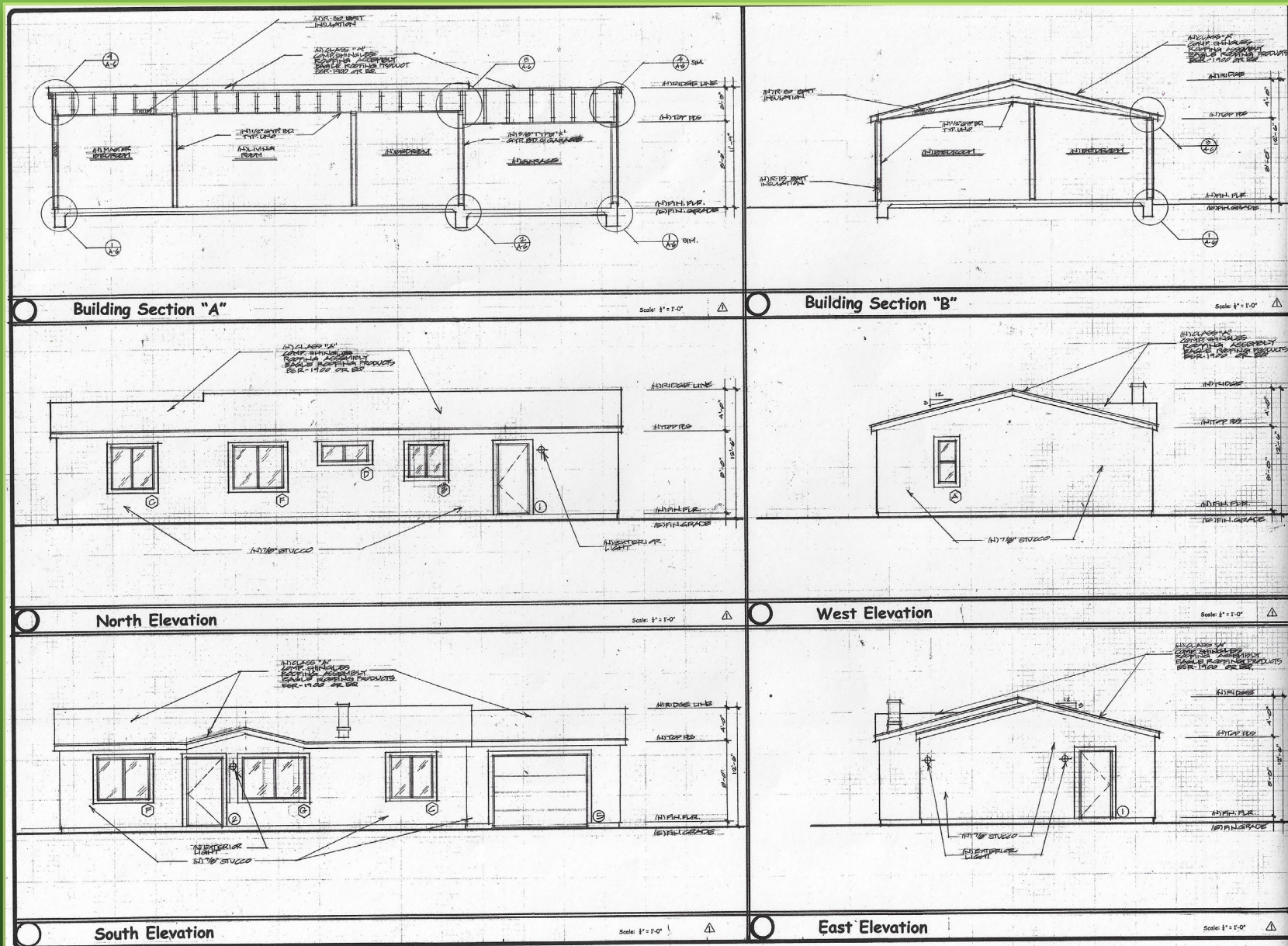
General Notes



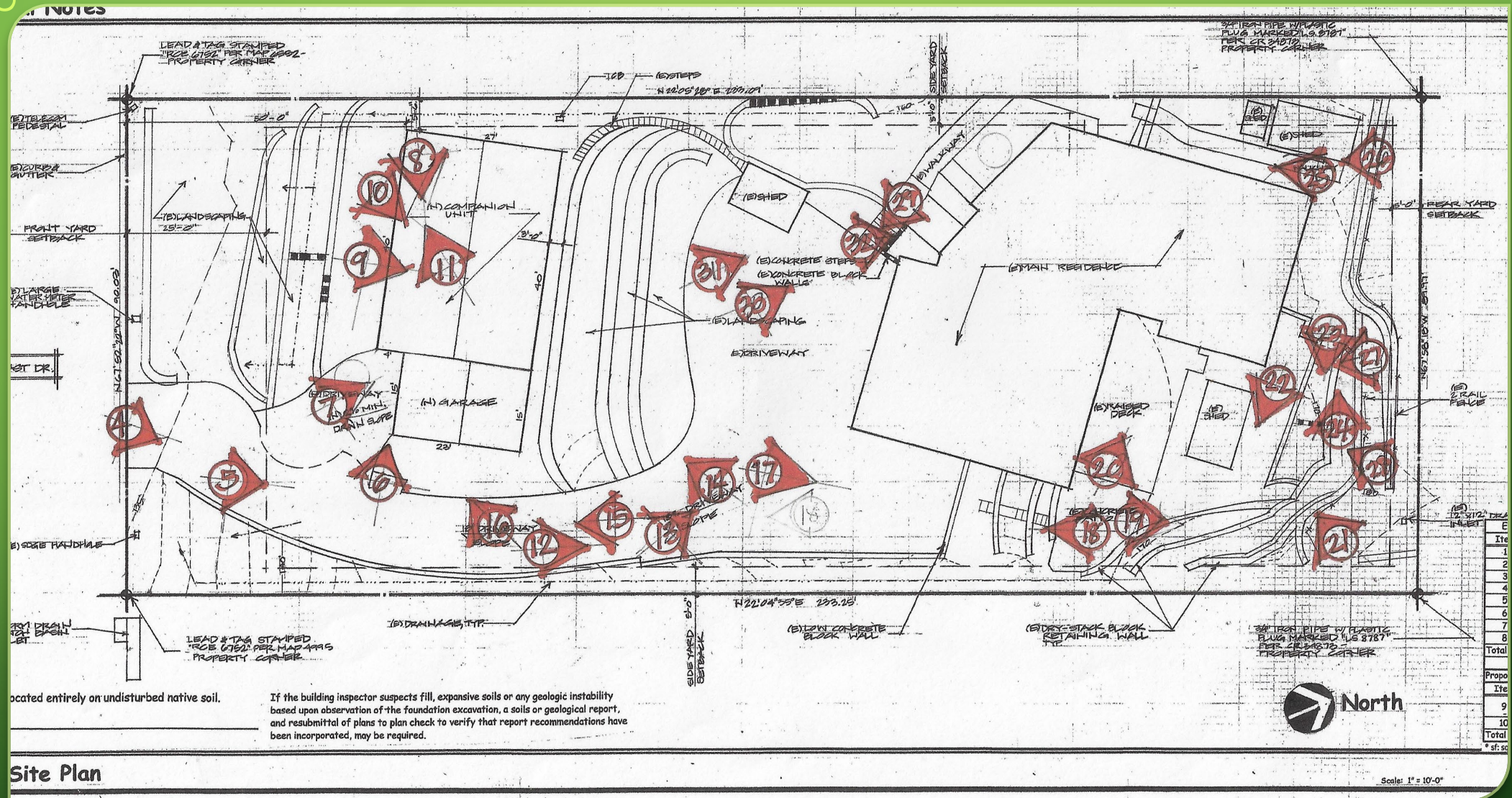
Site Plan

Scale: 1" = 10'-0"

SITE PLAN - 2546 AZURE COAST DRIVE



ELEVATIONS - 2546 AZURE COAST DRIVE



2546 AZURE COAST DRIVE

- PICTURE 1



2546 AZURE COAST DRIVE

- PICTURE 2



2546 AZURE COAST DRIVE

- PICTURE 3



2546 AZURE COAST DRIVE

- PICTURE 4



2546 AZURE COAST DRIVE

- PICTURE 5



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2546 AZURE COAST DRIVE

- PICTURE 12



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- PICTURE 31



2546 AZURE COAST DRIVE

- PICTURE 32



Ronald and Jackie Ceballos

10/17/2020

2536 Azure Coast Drive

La Jolla, Ca 92037

To: Azure Coast Property Owners Committee

RE: John Whiteman's ADU Update

Jackie and I have reviewed the updated plan and have no issues with John Whiteman's changes and building of the Accessory Dwelling Unit on his property. The Unit will be built sufficiently back from the property line on a flat unused area of his property. The Unit would also not interfere with our views, since our property living space would be above the roof line of the dwelling when looking toward Mt. Soledad from the windows viewing East or South. The updated plan actually places less of the structure along the setback and makes for better use of his property around the structure.

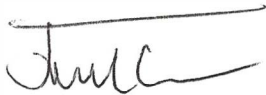
We have no problem giving John Whiteman our approval for the ADU.

Sincerely,

Ronald Ceballos

A handwritten signature in dark ink, appearing to be 'Ronald Ceballos', with a long horizontal flourish extending to the right.

Jackie Ceballos

A handwritten signature in dark ink, appearing to be 'Jackie Ceballos', with a horizontal line above the first few letters.

Subject: Re: ADU plan change - rotated 90 degrees
From: Phillip Askim <philaskim@gmail.com>
Date: 10/19/2020, 9:01 AM
To: John Whiteman <johnwhiteman88@gmail.com>
CC: jackie <jceballos@san.rr.com>, Ron Ceballos <rceballos@san.rr.com>, Kelly Askim <kellyaskim@gmail.com>

I approve of the plan changes, assuming that the heights will remain similar and do not impede view, which I understand should be the case based on the prior approval and plans.

Thanks,
Phil

On Thu, Oct 15, 2020 at 7:17 AM John Whiteman <johnwhiteman88@gmail.com> wrote:

Hi Jackie, Ron and Phil,

My project will be reviewed with the La Jolla Shores Advisory Committee next Wednesday. They have asked for written approval of my plan by the neighbors and our HOA have asked that you provide your written approval to them per the message below (I highlighted in red).

Could you please review the attached plan and provide our committee with your written response (approval or disapproval) as soon as possible? The changes in my plan are 1) house will be built on site, not manufactured, 2) house will be rotated to be facing the street, and 3) garage will be moved to be in-line with the house rather than in front of the house.

Thanks!
John