

**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

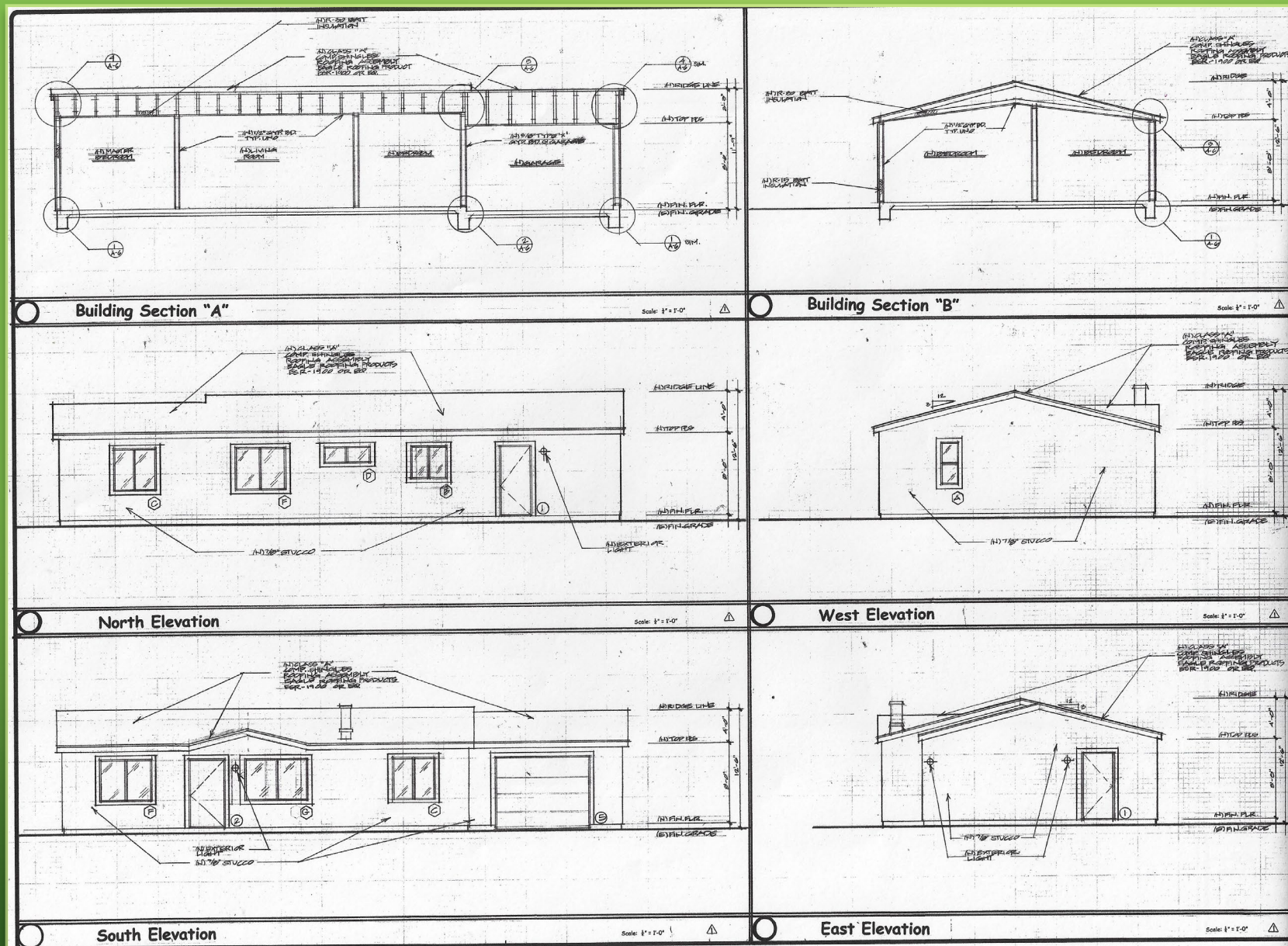
SCOPE OF WORK: EXISTING SINGLE-FAMILY RESIDENCE WITH NEW DETACHED  
COMPANION UNIT WITH GARAGE.



# Site Plan

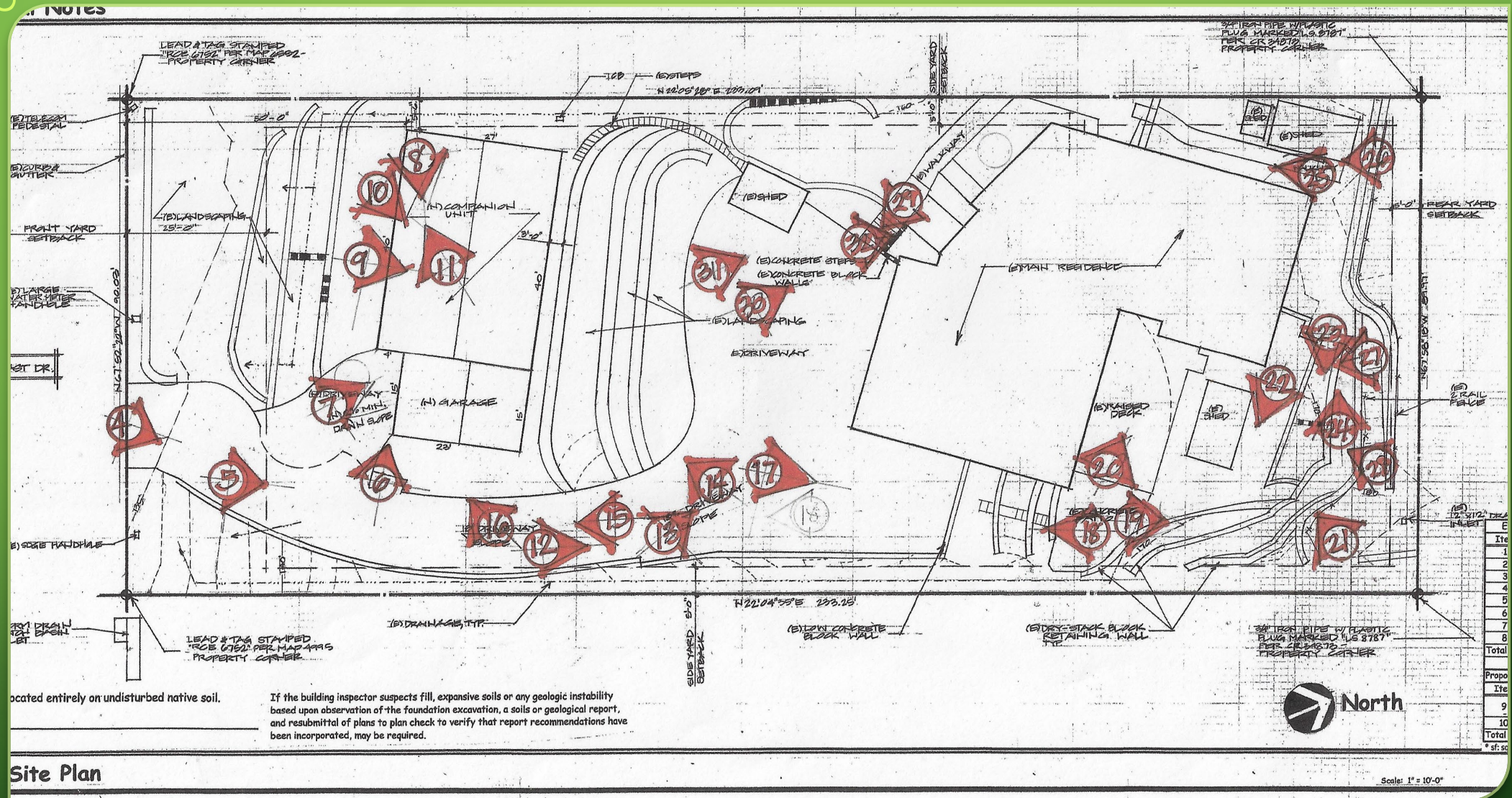






# ELEVATIONS - 2546 AZURE COAST DRIVE







# 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





# 2546 AZURE COAST DRIVE

- PICTURE 6





# 2546 AZURE COAST DRIVE

- PICTURE 7





# 2546 AZURE COAST DRIVE

- PICTURE 8





## 2546 AZURE COAST DRIVE

- PICTURE 9





# 2546 AZURE COAST DRIVE

- PICTURE 10





# 2546 AZURE COAST DRIVE

- PICTURE 1 1





# 2546 AZURE COAST DRIVE

- PICTURE 12





# 2546 AZURE COAST DRIVE

- PICTURE 13





## 2546 AZURE COAST DRIVE

- PICTURE 14





# 2546 AZURE COAST DRIVE

- PICTURE 15





# 2546 AZURE COAST DRIVE

- PICTURE 16





# 2546 AZURE COAST DRIVE

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- PICTURE 28





# 2546 AZURE COAST DRIVE

- PICTURE 29





# 2546 AZURE COAST DRIVE

- PICTURE 30





# 2546 AZURE COAST DRIVE

- 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.

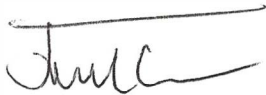
We have no problem giving John Whiteman our approval for the ADU.

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](mailto: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



**From:** [MICHAEL HERNANDEZ](#)  
**To:** [Pangilinan, Marlon](#)  
**Subject:** [EXTERNAL] Fwd: Letter of Approval  
**Date:** Wednesday, October 21, 2020 8:21:20 AM

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**\*\*This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.\*\***

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Marlon-

Attached is the HOA approval for the Whiteman project.

-Michael

Hernandez Architecture & Consulting Services

----- Forwarded Message -----

**Subject:**Letter of Approval  
**Date:**Tue, 20 Oct 2020 16:13:52 -0700  
**From:**Christine Wichard <[Ljoy@san.rr.com](mailto:Ljoy@san.rr.com)>  
**Reply-To:**[Ljoy@san.rr.com](mailto:Ljoy@san.rr.com)  
**To:**[johnwhiteman88@gmail.com](mailto:johnwhiteman88@gmail.com)  
**CC:**'Eddie Devall' <[devall@aol.com](mailto:devall@aol.com)>, Hulina <[ahulina@yahoo.com](mailto:ahulina@yahoo.com)>, Dahlberg <[rcdahl@aol.com](mailto:rcdahl@aol.com)>, McNally <[cescalj@gmail.com](mailto:cescalj@gmail.com)>, Wright <[swright@n2.net](mailto:swright@n2.net)>, Wichard <[ljoy@san.rr.com](mailto:ljoy@san.rr.com)>

October 19, 2020

Dr. John Whiteman

2546 Azure Coast Drive

La Jolla, CA 92037

Dear John,



## ATTACHMENT 2: Whiteman Companion Unit

The Azure Coast Unit No.1 Property Owners Committee has had an opportunity to review the architectural plans of the proposed Companion Unit and attached garage for your property at 2546 Azure Coast Drive, La Jolla, CA, as well as having spoken with you directly concerning your project.

We have determined that the proposed additions to your property meet the ADU provisions of our Azure Coast Unit No.1 covenants and deed restrictions, and you have the express written approvals of your contiguous neighbors, Ronald and Jackie Ceballos and Phil and Kelly Askim.

Based upon this review, the committee approves said proposed and reviewed architectural plans of the accessory buildings for the property at 2546 Azure Coast Drive, as presented on October 19, 2020.

Yours truly,

Azure Coast 1 Property Owners Committee

Amy Hulina

Francesca McNally

Christine Wichard

Eddie DeVall

Steve Wright

Dick Dahlberg