

La Jolla Shores Planned District Advisory Board Online Virtual Meeting

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): C70093/PTS 670093_____
- Address and APN(s): _8561 El Paseo Grande, La Jolla/346-090-20-00_____
- Project contact name, phone, e-mail: _Claude-Anthony Marengo, 619-417-1111, CAMarengo@M2A.io_____
- Project description: Demolition of 3,044 sf house and construction of 5,804 sf 2-story family dwelling unit_____
- In addition, provide the following:
 - lot size: _6,330 sf_____
 - existing structure square footage and FAR (if applicable): 3,044 sf/.48_____
 - proposed square footage and FAR: 5,804 sf/.92 _____
 - existing and proposed setbacks on all sides: front: 21.3"/15'-0" Side North 7'-10"/5'-0"-10'-6" Side South 8'-8"/5'-0" – 7'-6" Rear 21'-0"/4'-0" – 5'-10"_____
 - height if greater than 1-story (above ground): _28'-10"_____

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): _Barlow Capital Investments, LLC_____
- Address and APN(s): __same as above_____
- Project contact name, phone, e-mail: __same as above_____
- Project description: _Same as above_____
- In addition to the project description, please provide the following:
 - lot size: _same_____
 - existing structure square footage and FAR (if applicable): same_____
 - proposed square footage and FAR: _same_____
 - existing and proposed setbacks on all sides: __same_____
 - height if greater than 1-story (above ground): __same_____
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.): __seek groups approval that building conforms to the surrounding houses _____

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;
- 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 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 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.

Thank you,

Please return the information requested to:

Marlon I. Pangilinan
Senior Planner

Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293
www.sandiego.gov/planning



Presentation for the La Jolla Shores Advisory Board

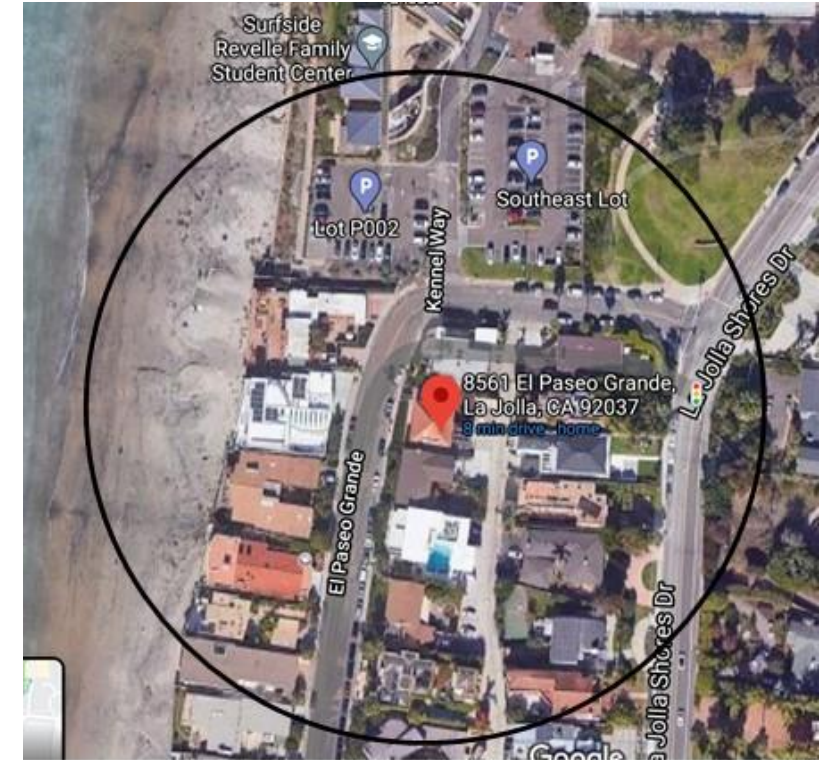
Monday, March 15, 2021



Bulk & Scale 300' Study

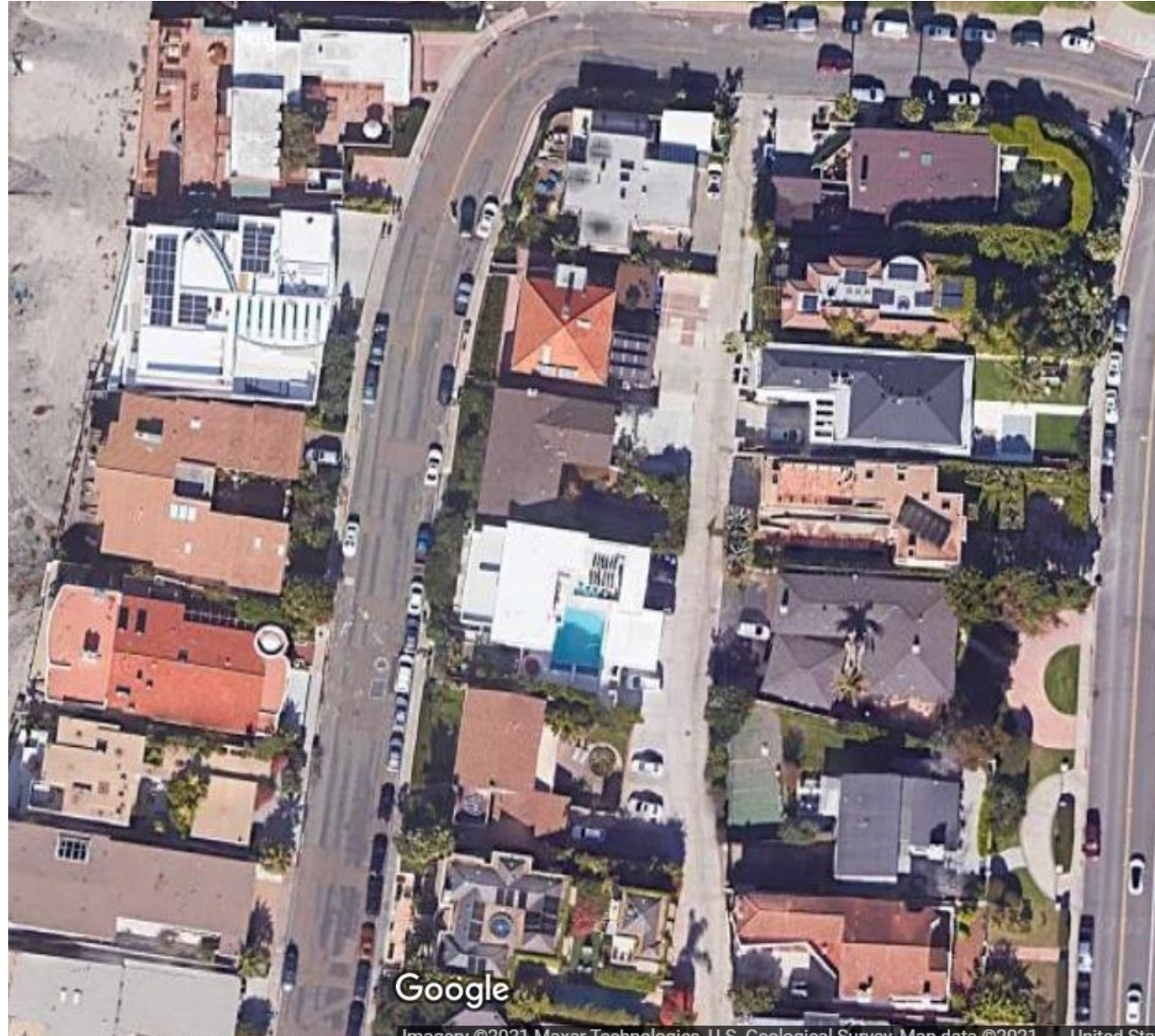
ATTACHMENT 2: Barba/Lowther Residence

Address	Sq. Ft.	Lot size	FAR	Front Setback	Left Setback	Right Setback	Rear Setback
8542 El Paseo Grande	9,553	9,314	102	18	5	5	5
8529 El Paseo Grande	9,119	9,294	98	20	5	5	5
8556 La Jolla Shores Dr	5,543	5,628	97	50	5	5	5
8561 El Paseo Grande Prop.	6,157	6,330	97	15	5	5	20
8542 La Jolla Shores Dr	5,303	5,631	94	50	5	5	5
8558 La Jolla Shores Dr	4,968	5,862	85	50	5	5	10
8569 El Paseo Grande	4,202	5,648	74	15	5	5	10
8554 La Jolla Shores Dr	3,952	5,966	66	50	5	5	18
8545 El Paseo Grande	4,412	8,144	54	15	5	5	5
8553 El Paseo Grande	3,339	6,363	52	15	5	5	30
8550 El Paseo Grande	4,848	9,398	51	18	5	5	5
8562 El Paseo Grande	6,220	13,424	46	18	5	5	5
8585 El Paseo Grande	2,497	5,802	43	50	5	5	5
8554 El Paseo Grande	5,168	12,842	40	18	5	5	5
8552 La Jolla Shores Dr	3,205	8,026	40	50	5	5	20
8550 La Jolla Shores Dr	3,247	8,614	38	50	10	10	50
8558 El Paseo Grande	4,747	13,672	35	18	5	5	5
8537 El Paseo Grande	2,828	8,193	34	20	5	5	40
8564 El Paseo Grande	5,035	17,008	30	18	5	5	5
Note: Project square footage reduced 10% to reflect habitable square footage							



Bulk & Scale Study – 300' Radius

ATTACHMENT 2: Barba/Lowther Residence

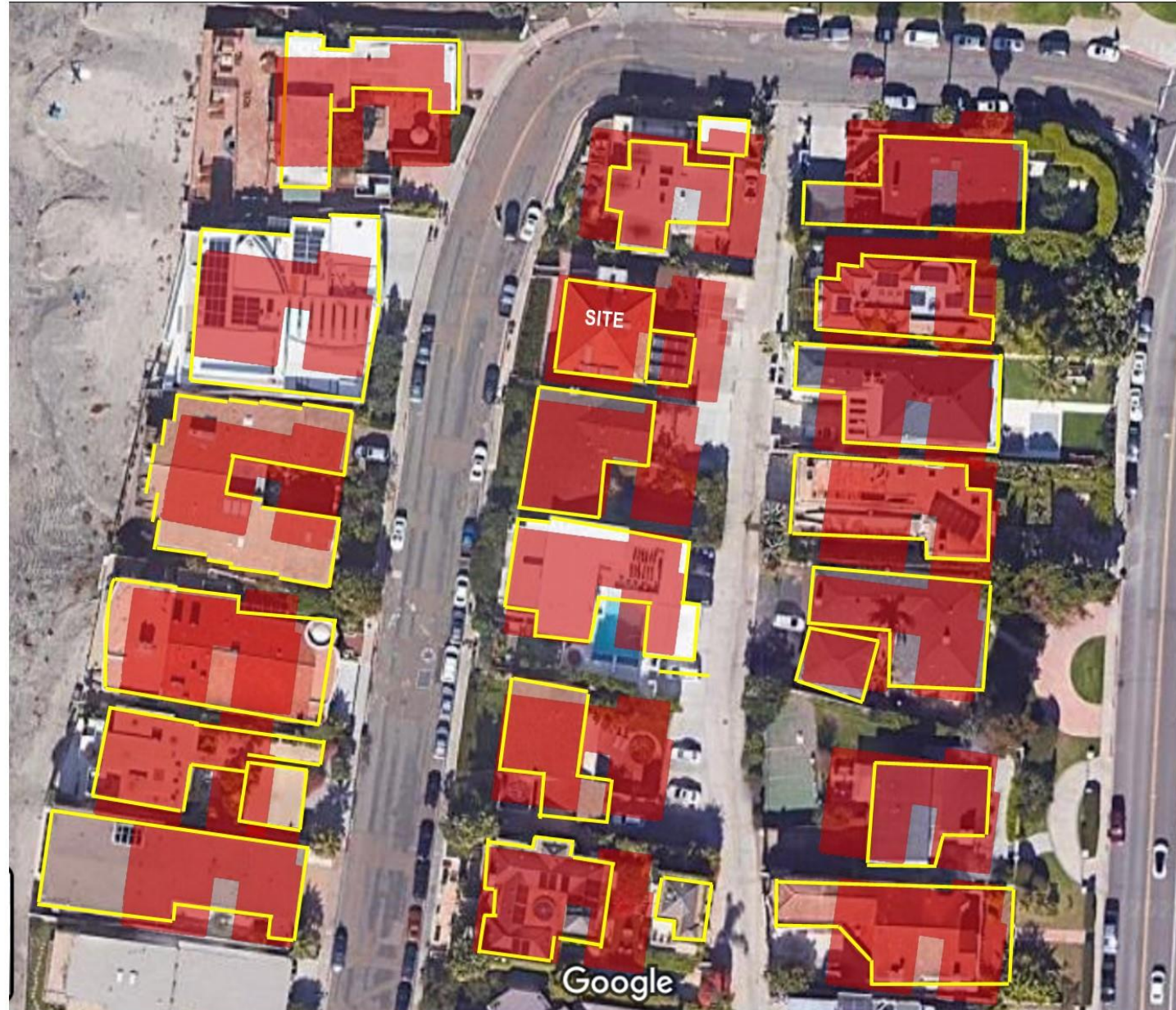


Bulk & Scale Study – 300' Radius – Overlay of Project Site Proposed Footprint

APN: 017-01-011-0000 Barba/Lowther Residence

Yellow – Existing Building

Red- Is our project
outline comparison



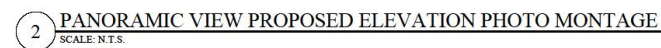
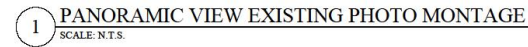
Bulk & Scale Study – Requested Changes to Proposed Site

ATTACHMENT 2: Barba/Lowther Residence



- Bulk of square footage is added to the back of property
- Pulled back the front building and pushed back roof, per request for less Bulk & Scale
- Stepped back structures all directions creating a transition from South to North in an overhead view
- Structure from property line 26'- 7-7/8"

ATTACHMENT 2: Barba/Lowther Residence



Proposed Plan Changes

ATTACHMENT 2: Barba/Lowther Residence

BARLOW CAPITAL INVESTMENTS LLC

8561 EL PASEO GRANDE, LA JOLLA, CA 92037



SHEET INDEX		PROJECT TEAM		SCOPE OF WORK		PROJECT DATA	
NAME	CONTENT	OWNERS	GEOTECHNICAL ENGINEER	<ul style="list-style-type: none"> DEMOLITION OF A 3,044 SQ FT HOUSE CONSTRUCTION OF A 3,804 SQ FT 2-STORY SINGLE FAMILY DWELLING UNIT OVER BASEMENT GARAGE REQUEST A SITE DEVELOPMENT PERMIT COAST DEVELOPMENT PERMIT IN THE LA JOLLA SHORES PLAN DISTRICT. THIS WILL BE A PROCESS 3 DECISION 		PROJECT INFORMATION	
F-1	TITLE SHEET	Balfour Capital Investments LLC Attn: Susan Lowther 8561 El Paseo Grande La Jolla, CA 92037 Telephone: (619) 793-4036	Aconex Engineering Systems, Inc. 3435 Camino del Rio San Diego, CA 92108 Telephone: (619) 593-2619 Fax: (619) 224-6883 info@aconesystems.com			PROJECT ADDRESS: 8561 EL PASEO GRANDE LA JOLLA, CA 92037	
CIVIL						ASSESSORS PARCEL NUMBER: 346-090-30-00	
TOPO	TOPOGRAPHICAL SURVEY					LEGAL DESCRIPTION:	
LANDSCAPE						LOT: 14 MAP NO. 6087	
L-1.1	LANDSCAPE					YEAR BUILT: 1969	
ARCHITECTURAL		ARCHITECT	SURVEYOR			BUILDING CODE: CALIFORNIA RESIDENTIAL CODE (CRC), 2019 EDITION/ ASSOCIATED AMENDMENTS IS SDMC.	
A-1.1	PROPOSED SITE PLAN	Morgan Morris Architects 7704 Grand Avenue, Second Floor La Jolla, CA 92037 Telephone: (619) 459-1769 Fax: (619) 459-3768 Contact: Claude Anthony Morgan CAMorgan@moran.org Cell: (619) 417-1111	Spencer-Lay Inc. 220 Linda May Dr. Solana Beach, CA 92075 Telephone: (619) 793-6242			CALIFORNIA BUILDING CODE (CBC) BASED ON 2019 IBC NATIONAL ELECTRICAL CODE (NEC), 2019 EDITION NATIONAL MECHANICAL CODE (MCC), 2019 EDITION CALIFORNIA PLUMBING CODE (CPC), 2019 EDITION SAN DIEGO COUNTY MUNICIPAL CODE (SDC), PROJECT SHALL COMPLY WITH ETS 2.4 AND 2019 CBC, 2019 CMC AND 2019 SDC AND THE 2019 EC.	
A-1.1.1	PROPOSED LOT COVERAGE PLAN					OCCUPANCY TYPE: GROUP R-1 (RESIDENTIAL)	
A-1.2	SITE DEMOLITION PLAN					No. OF DWELLINGS & BEDROOMS: 1 SDU W/ 4 BEDROOMS	
A-1.3	DRAINAGE PLAN					CONSTRUCTION TYPE: TYPE 1 OVER TYPE 1	
A-1.3.1	PROPOSED BMP FORMS					NUMBER OF STORIES: EXISTING TWO STORY / PROPOSED TWO STORY OVER SUBTERRANEAN GARAGE	
A-2.1	PROPOSED BASEMENT FLOOR PLAN					LOT AREA: 6,310 S.F.	
A-2.2	PROPOSED FIRST FLOOR PLAN					ZONING INFORMATION: ZONE R-1 (PROPOSED BASE ZONE IN THE LDPSP)	
A-2.3	PROPOSED SECOND FLOOR PLAN					OVERLAY ZONES: COASTAL (N-APP), COASTAL HEIGHT, PARKING COASTAL IMPACTS, PARKING BEACH IMPACT, PARKING CAMPUZ DESIGN, RESIDENTIAL TANDEM, AFFORDABLE HOUSING PARKING DEMAND, LA JOLLA SHORES ARCHAEOLOGICAL STUDY AREA, GLOBEJAZZ ZONE VS. TRANSIT STOP BUS STOP AT LA JOLLA SHORES DR & CAMINO DEL COLLODO IS 136 FEET AWAY.	
A-3.1	PROPOSED ROOF PLAN					SETBACKS	
A-5.1	PROPOSED WEST ELEVATION					FRONT STREET FRONTAGE: INTERIOR SIDE NORTH: INTERIOR SIDE SOUTH: REAR: BUILDING HEIGHT LIMITATIONS: PARKING SPACES:	
A-5.2	PROPOSED NORTH ELEVATION					EXISTING PROPOSED DIFFERENCE: 21'-3" 17'-0" 7'-2' 5'-0" 16'-0" 11'-0" / 2'-8" 8'-8" 5'-0" 7'-8" 8"-3" 11'-2" 11'-0" 4'-0" 7'-0" 10'-0" 1'-0"	
A-5.3	PROPOSED EAST ELEVATION					5 9 3	
A-5.4	PROPOSED SOUTH ELEVATION					BUILDING AREAS: EXISTING ADDITION TOTAL	
A-6.1	PROPOSED SECTION A					FIRST FLOOR 1,776 S.F. 1,227 S.F. 3,003 S.F.	
A-6.2	PROPOSED SECTION B					SECOND FLOOR 1,268 S.F. 1,513 S.F. 2,781 S.F.	
A-6.3	PROPOSED SECTION C					TOTAL AREA 3,044 S.F. 2,740 S.F. 5,784 S.F.	
A-6.4	PROPOSED SECTION D					GARAGE AREA 561 S.F. 1,261 S.F. 1,822 S.F.	
A-6.5	PROPOSED SECTION E					FIRST FLOOR DECK AREA (N/C) 1,282 S.F. 961 S.F. 299 S.F.	
						SECOND FLOOR TRUCK AREA 71 S.F. 114 S.F. 185 S.F.	
						TOTAL 1,914 S.F. 2,981 S.F. 4,895 S.F.	
						LANDSCAPE REQUIRED 1,899 S.F. (30%) LANDSCAPE PROVIDED 1,272 S.F. (20.2%)	
						LOT AREA 6,310 S.F.	
						EXISTING L.R. 1,044 S.F. (48.06%)	
						PROPOSED P.A.R. 3,804 S.F. (60.92%)	
						EXISTING IMPERVIOUS AREA 1,943 S.F.	
						Q3 & PROPOSED IMPERVIOUS AREA 4,410 S.F.	



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**BARLOW CAPITAL
INVESTMENTS LLC**
8561 EL PASEO GRANDE
LA JOLLA, CA 92037

REVISIONS	
06/18/2020	START OF PROJECT
12/21/2020	COMMUNITY SUBMITTA
1/18/21	2nd COMMUNITY SUBMITTA
△	
△	
△	
PHASE	COASTAL

PROJECT NO. 2020-17

REVIEWED BY CAM

DRAWN BY	PC
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DATE	03/10/2021
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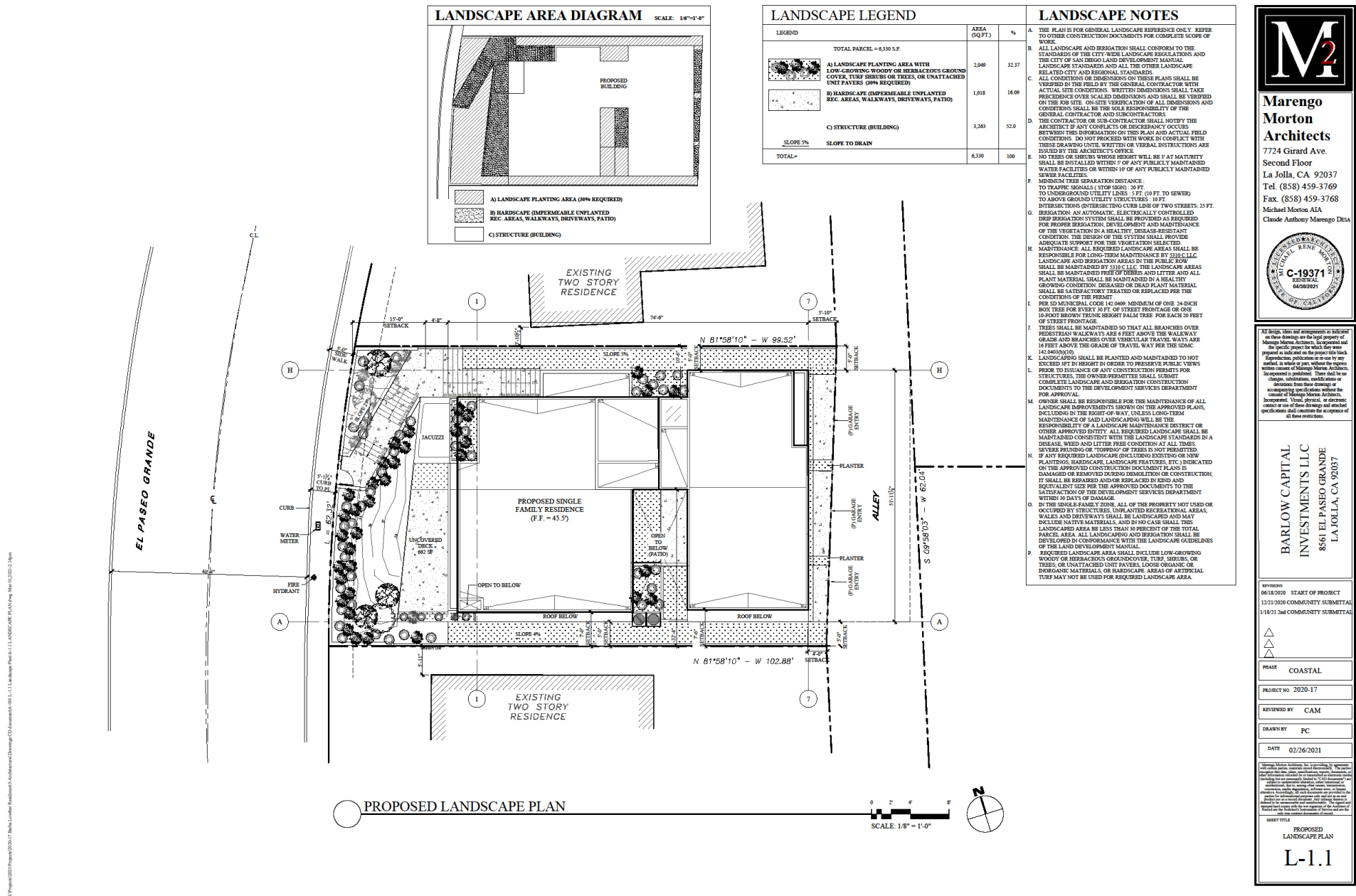
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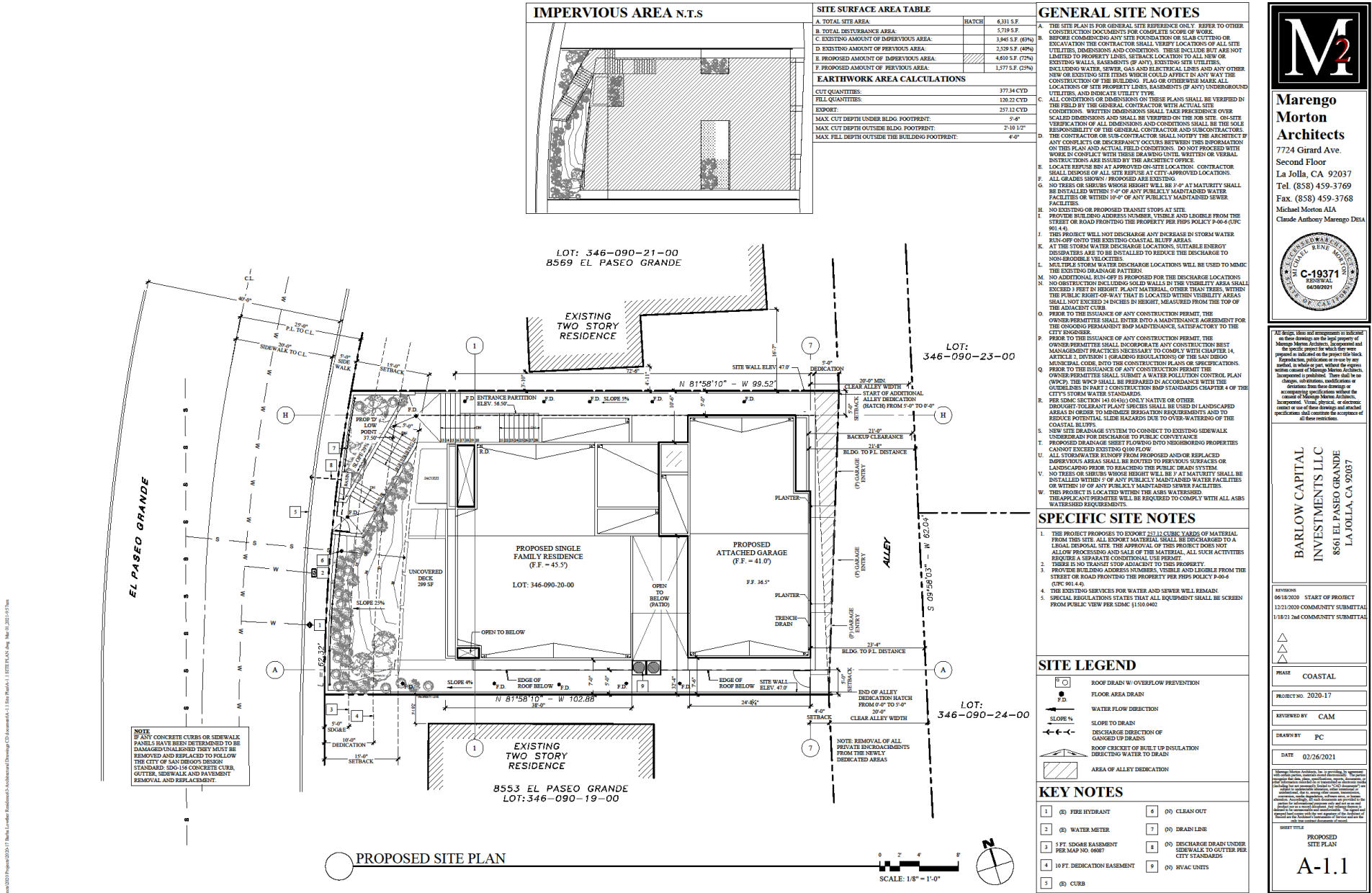
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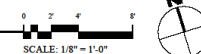
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ATTACHMENT 2: Barba/Lowther Residence

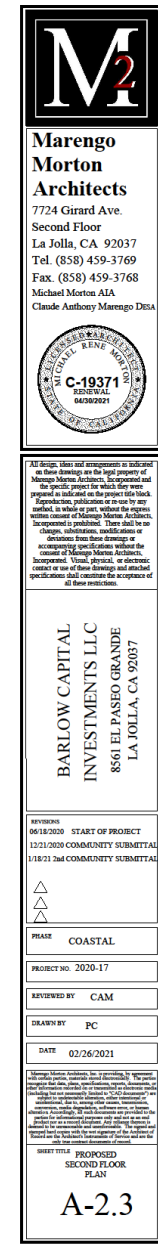


Proposed Site Plan

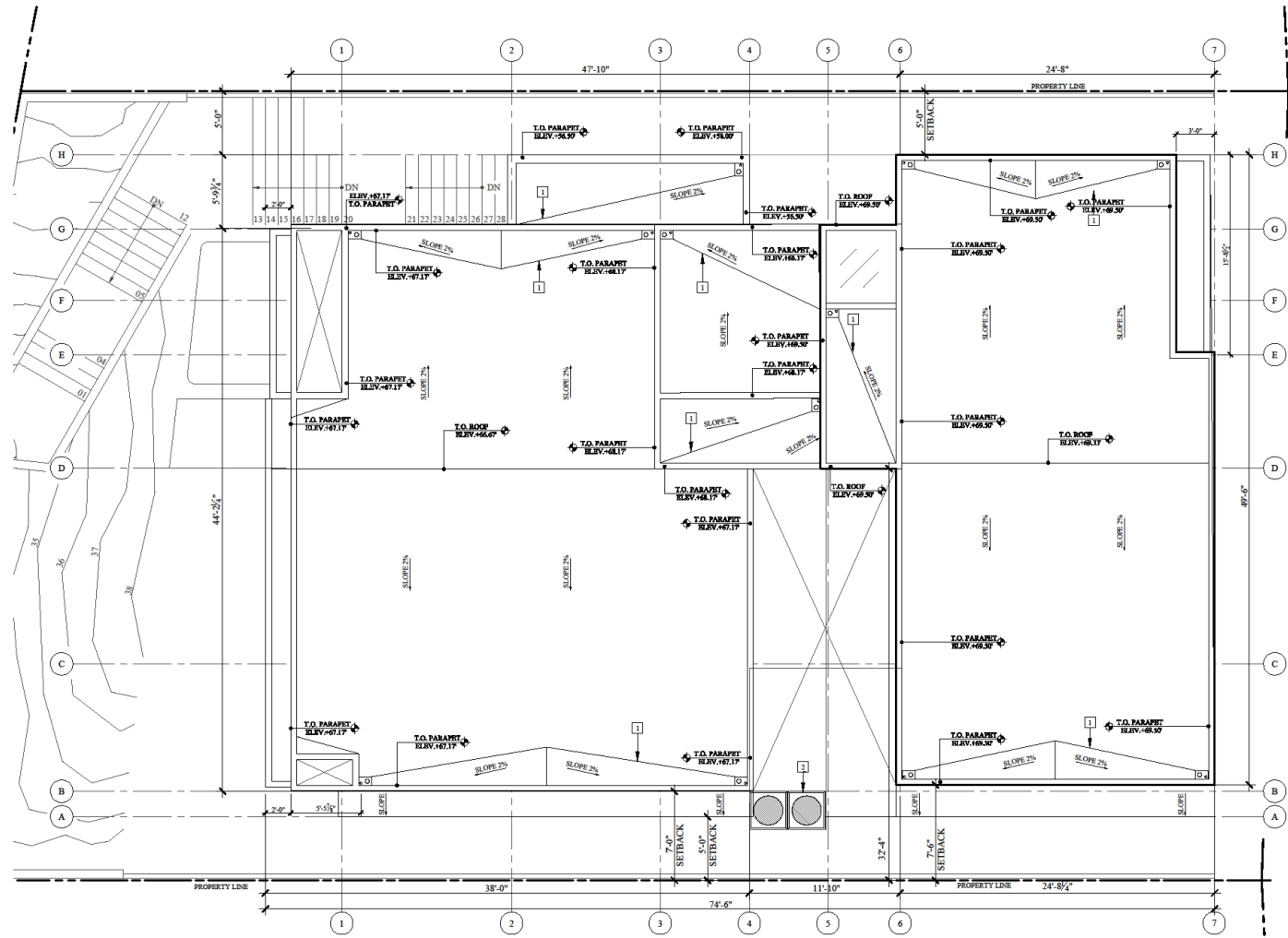




ATTACHMENT 2: Barba/Lowther Residence



Proposed Roof Plan



STORM DRAINAGE NOTES


- THE PRIMARY STORM DRAINAGE SYSTEM SHALL CONNECT TO THE BUILDING STORM WATER THAT CONNECTS TO AN UNDERGROUND PUBLIC STORM SEWER.
- THE SECONDARY ROOF DRAINAGE SYSTEM SHALL DISCHARGE ABOVE GRADE, IN A LOCATION OBSERVABLE BY THE BUILDING OCCUPANTS OR MAINTENANCE PERSONNEL.

HEIGHT NOTES


- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30' ABOVE GRADE.
- NO PORTION OF THE PROPOSED STRUCTURE WILL EXCEED THE EXISTING BUILDING HEIGHT. PROPOSED HEIGHT TO BE FIELD VERIFIED TO ENSURE COMPLIANCE.

LEGEND

- 1 CHECKMARK
- 2 HVAC UNITS
- 3 ROOF DRAIN WITH OVERFLOW



Marengo Morton Architects
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DEIA



Barlow Capital Investments LLC
8561 EL PASO GRANDE
LA JOLLA, CA 92037

REVISIONS

06/18/2020	START OF PROJECT
12/21/2020	COMMUNITY SUBMITTAL
1/18/21	2nd COMMUNITY SUBMITTAL

PHASE COASTAL

PROJECT NO. 2020-17

REVIEWED BY CAM

DRAWN BY PC

DATE 02/26/2021

SHEET TITLE PROPOSED ROOF PLAN

A-4.1

M²

**Marengo
Morton
Architects**

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DES

ARCHITECTED • ARCHITECTS
MICHAEL RENE MORTON
C-19371
RENEWAL
04/03/2021
STATE OF CALIFORNIA

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**BARLOW CAPITAL
INVESTMENTS LLC**
8561 EL PASEO GRANDE
LA JOLLA, CA 92037

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1/18/21	2nd COMMUNITY SUBMITT.

3

PHASE	COASTAL
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PROJECT NO. 2020-17

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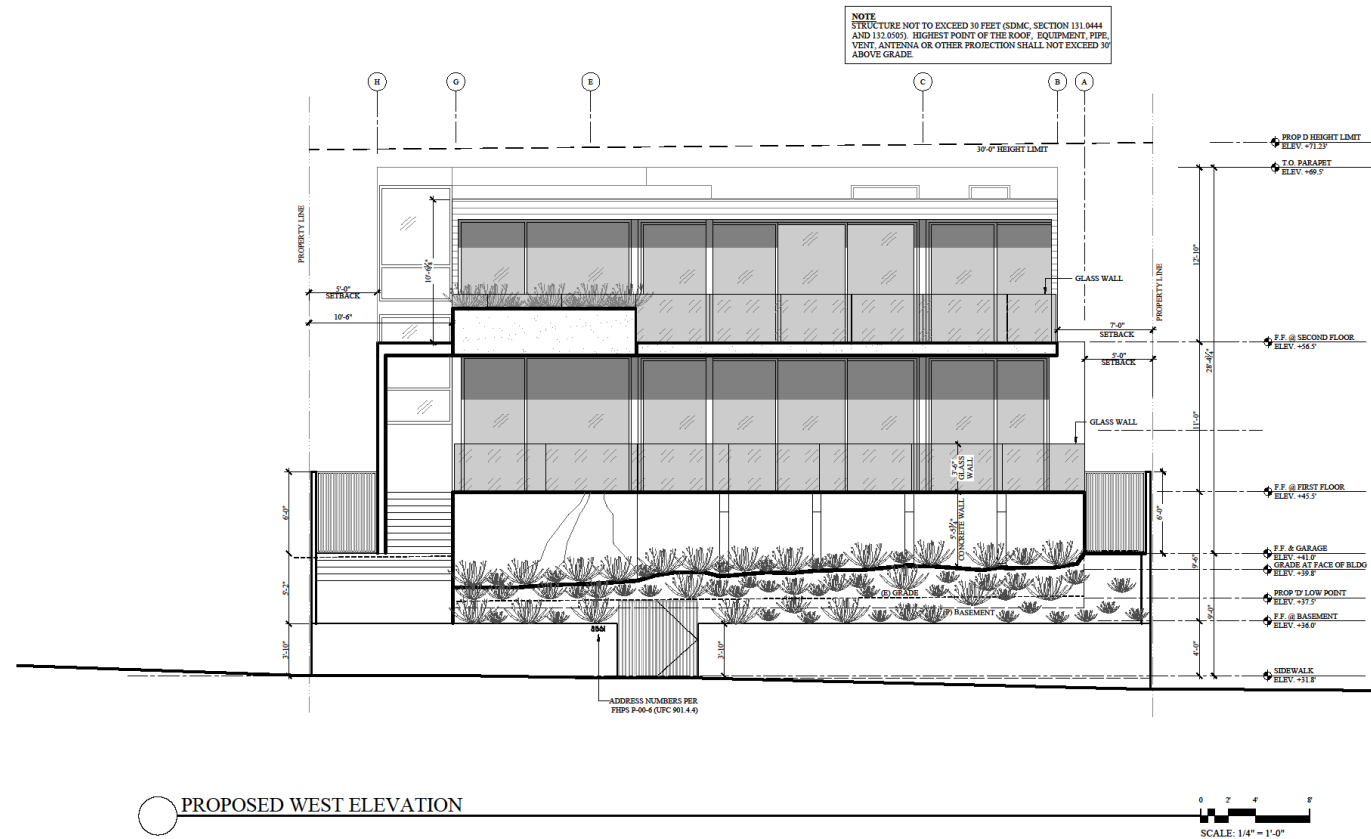
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DATE 02/16/2021

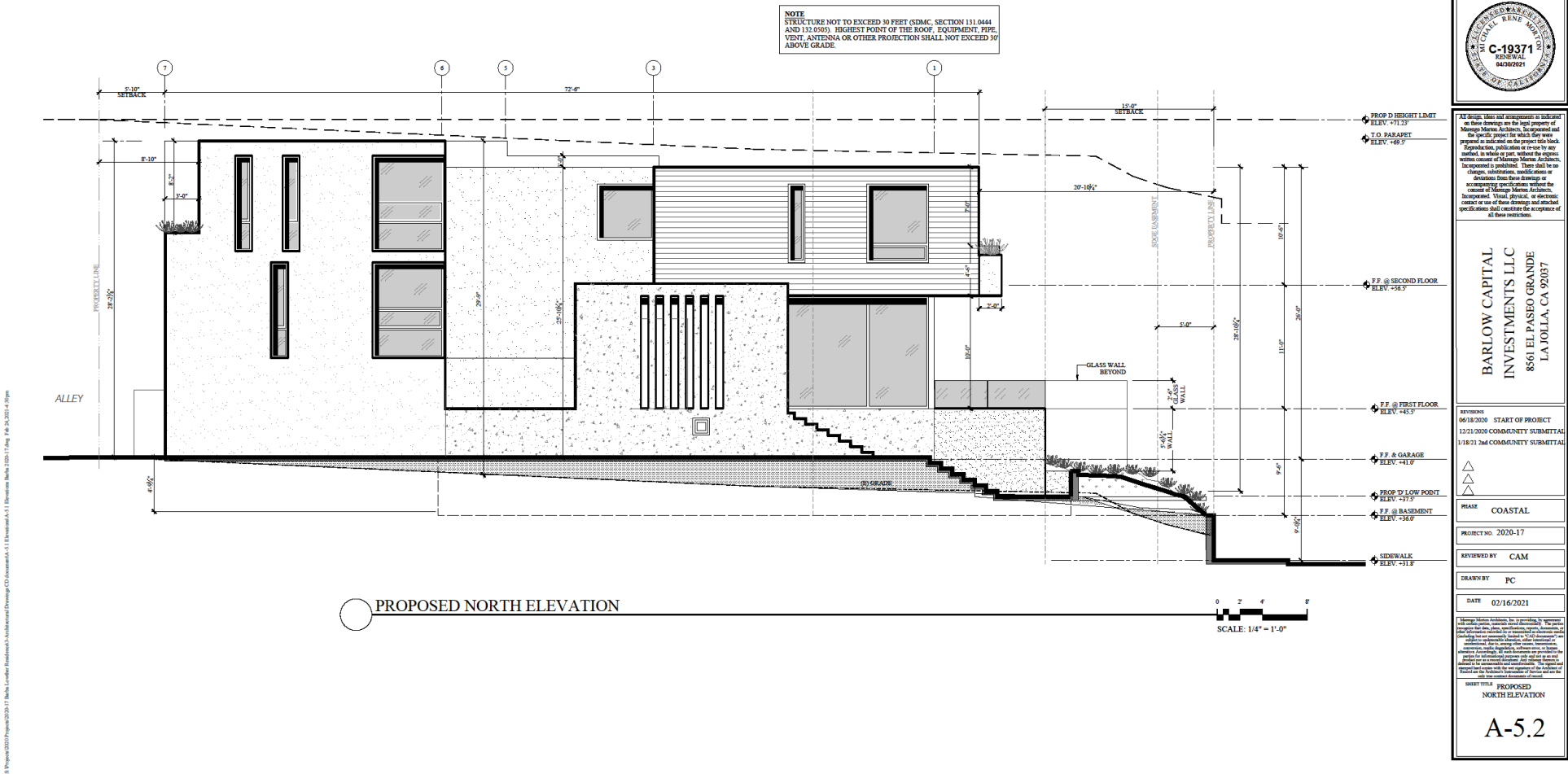
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SHEET TITLE **PROPOSED
WEST ELEVATION**

A-5.1



Proposed North Elevation



Proposed East Elevation

New Cut Back Area

NOTE
STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTION 131.0444 AND 132.0500). HIGHEST POINT OF THE ROOF, EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROTECTION SHALL NOT EXCEED 30' ABOVE GRADE.



PROPOSED EAST ELEVATION

0 2 4 8
SCALE: 1/4" = 1'-0"

M²

**Marengo
Morton
Architects**
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA

ARCHITECT
C-19371
EXPIRATION
04/30/2021

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1/18/21 2nd COMMUNITY SUBMITTAL

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△
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PHASE COASTAL

PROJECT NO. 2020-17

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DATE 02/16/2021

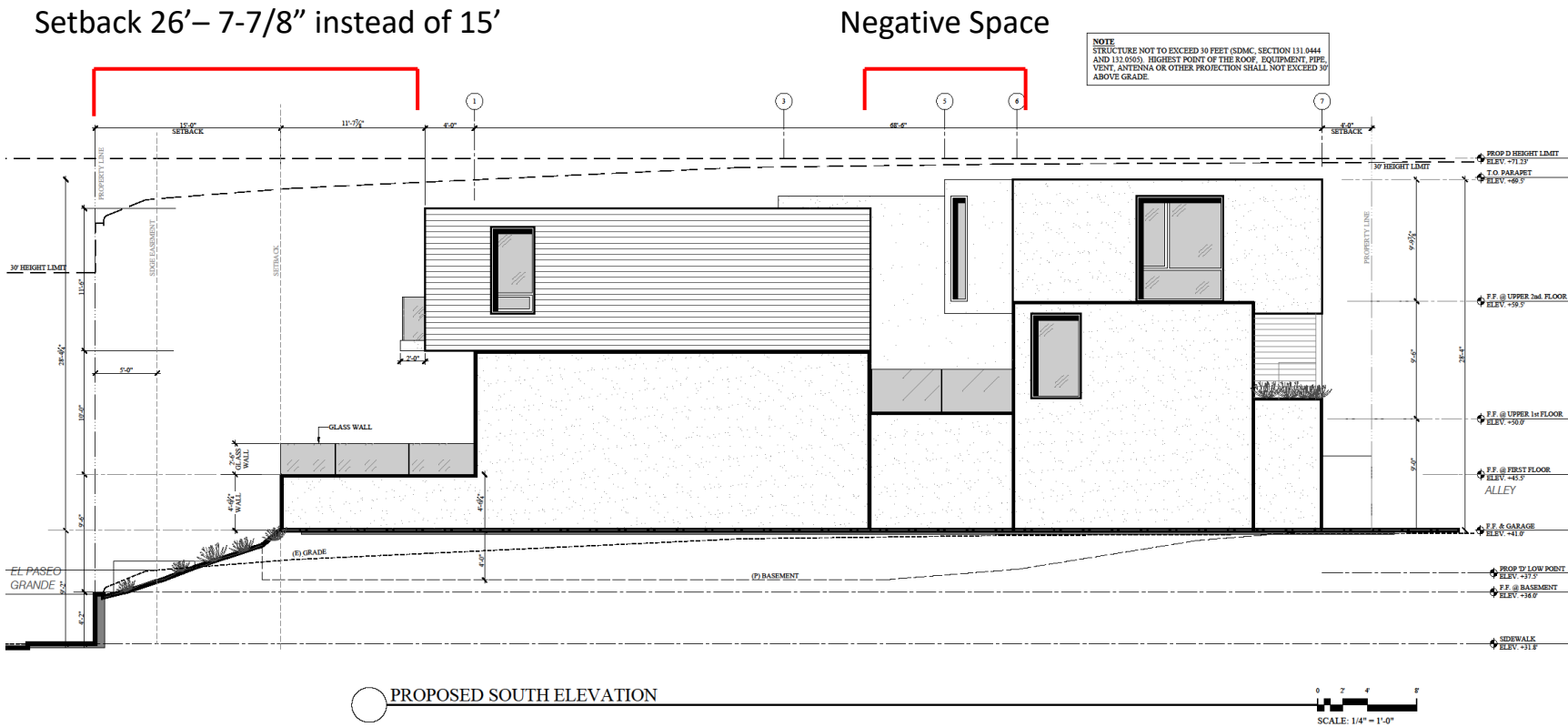
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SHEET TITLE

PROPOSED
EAST ELEVATION

A-5.3

Proposed South Elevation



**Marengo
Morton
Architects**
7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DEEA



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06/18/2020 START OF PROJECT
12/31/2020 COMMUNITY SUBMITTAL
01/18/21 2nd COMMUNITY SUBMITTAL



PHASE COASTAL

PROJECT NO. 2020-17

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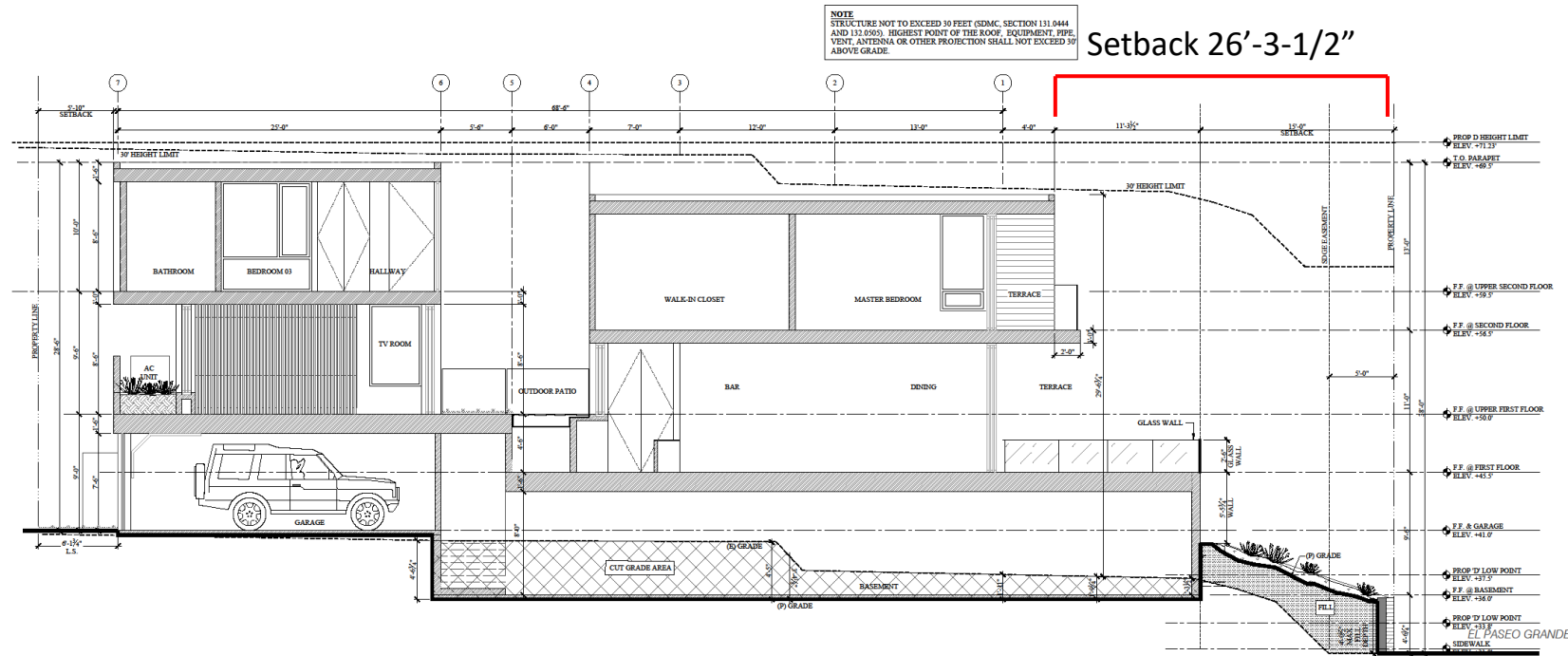
DATE 02/26/2021

Sheet Title
PROPOSED
SOUTH ELEVATION

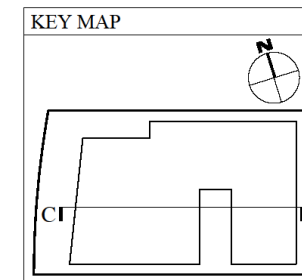
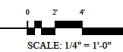
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Proposed Section C

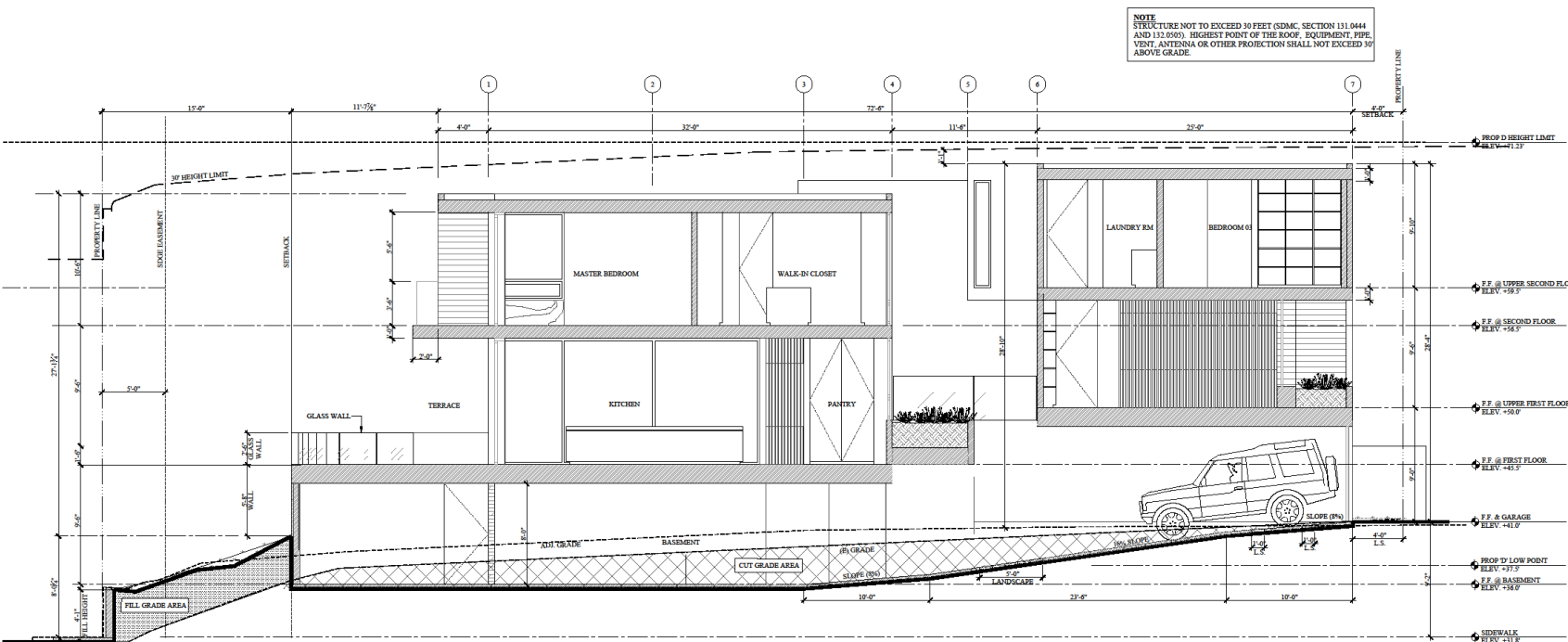
ATTACHMENT 2: Barba/Lowther Residence



C PROPOSED SECTION C

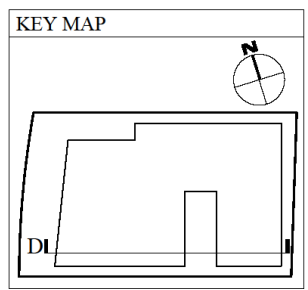
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Proposed Section D



D PROPOSED SECTION D

0 2' 4' 8'
SCALE: 1/4" = 1'-0"



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Michael Morton AIA
Claude Anthony Marengo DIDA



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BARLOW CAPITAL INVESTMENTS LLC
8561 EL PASO GRANDE
LA JOLLA, CA 92037

REVISIONS
06/18/2020 START OF PROJECT
12/21/2020 COMMUNITY SUBMITTAL
1/18/21 2nd COMMUNITY SUBMITTAL

PHASE COASTAL

PROJECT NO. 2020-17

REVIEWED BY CAM

DRAWN BY PC

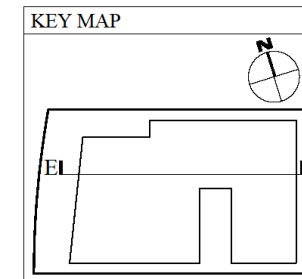
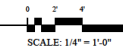
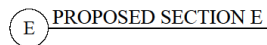
DATE 02/26/2021

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SHEET TITLE PROPOSED SECTION

A-6.4

ATTACHMENT 2: Barba/Lowther Residence



M²

**Marengo
Morton
Architects**

7724 Girard Ave.
Second Floor
La Jolla, CA 92037
Tel. (858) 459-3769
Fax. (858) 459-3768
Michael Morton AIA
Claude Anthony Marengo DESA



BARLOW CAPITAL
INVESTMENTS LLC
8561 EL PASEO GRANDE
LA JOLLA, CA 92037

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A-6.5

For questions please contact:

ATTACHMENT 2: Barba/Lowther Residence



Claude-Anthony Marengo

Office 858-459-3769

Cell 619-417-1111

Email CAMarengo@M2A.io