

**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):
- **Project # 628741 Project Name: Espinoza**
- Address and APN(s):
- **7964 Paseo del Ocaso\_\_346-503-09-00\_\_\_\_\_**
- Project contact name, phone, e-mail:
- **James Lord 760-803-2260 lordjim@prodigy.net\_\_\_\_\_**
- Project description:
- **\_See attached items.\_\_\_\_\_**
- In addition, provide the following:
  - lot size: **5420 Sq. Ft.\_\_\_\_\_**
  - existing structure square footage and FAR (if applicable): **\_See Project Data\_\_**
  - proposed square footage and FAR: **\_ See Project Data \_\_\_\_**
  - existing and proposed setbacks on all sides: **\_see site plan attached\_\_\_\_\_**
  - 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):
- **\_Espinoza\_\_\_\_\_**
- Address and APN(s):
- **\_7964 Paseo del Ocaso\_\_346-503-09-00\_\_\_\_\_**
- Project contact name, phone, e-mail:
- **\_James Lord 760-803-2260 lordjim@prodigy.net\_\_\_\_\_**
- Project description:
- **See attached items\_\_\_\_\_**
- 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.): **\_See Elevations attachment\_\_\_\_\_**

**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:

- 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; **Attached**

**(CONTINUED ON THE NEXT PAGE)**

- B. Elevations for all sides; **Attached**
  - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction **See Floor Plans (Existing vs. Proposed)**
  - D. If the proposal is for a building with more than one story, show: **N/A**
    - 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. **On Elevation attachment it mentions that the existing ugly siding will be replaced**
  - **With white stucco and obsidian trim around the windows like the existing garage.**
  - Any communications from adjacent neighbors, local neighborhood groups, and/or the Homeowners' Association. **Will see if Owner has any of this.**

**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 DriveMS 413  
San Diego CA 92123  
619-235-5293  
[www.sandiego.gov/planning](http://www.sandiego.gov/planning)



# ESPINOZA

## 7964 Paseo del Ocaso

### Project Data:

### Owners / Project Address:

Gayla & Tony Espinoza  
7964 Paseo del Ocaso  
La Jolla, CA 92037

Year Built: 1946  
Zoning: LJSPD-SF  
Construction Type: V-B  
Lot Area: 5,420 sq. ft.  
Sprinklers: No  
Stories: 1 (and 3' crawl space below)

### Assessor's Parcel No.:

346-503-09-00

#### Existing Conditions:

Living Area:  
1st Floor: 1,543 sq. ft.  
2nd Floor: 0 sq. ft.  
1,543 sq. ft.

Living Area: 1,543/5,420 .... or, 28.5%

Lot Coverage:  
1st Floor: 1,543 sq. ft.  
Garage: 400 sq. ft.  
1,943 sq. ft.

Lot Coverage: 1,943/5,420 .... or, 35.8%

### Legal Discription:

Lot #13, Block #5 of Map No. 1913

### Project Summary:

Room Additions - within La Jolla Shores Archaeological Study Area.

Includes: 109 sq ft addition to living room.  
126 sq ft addition to entry area.  
42 sq ft addition to Master BR and Bathroom  
80 sq ft new closet in Master BR

#### Proposed Conditions:

Living Area:  
1st Floor(E): 1,543 sq. ft.  
2nd Floor: 0 sq. ft.  
Additions: 357 sq. ft.  
1,900 sq. ft. = 1st Floor(P)

Living Area: 1,900/5,420 .... or, 35.1%

Lot Coverage:  
1st Floor(P): 1,900 sq. ft.  
Garage: 400 sq. ft.  
2,300 sq. ft.

Lot Coverage: 2,300/5,420 .... or, 42.4%

### Prepared By:

Jim Lord  
574 Hygeia Ave.  
Encinitas, CA 92024  
General Contractor  
Lic. # 778597

### Project Shall Comply With:

2016 California Residential Code, which adopts the following:

2015 IRC  
2015 UMC  
2015 UPC  
2014 NEC

### Project Proposes No work in the Public ROW

New Room Additions = 357 sq. ft.

Increase in Lot Coverage (Conditioned Space): 357 sq. ft.

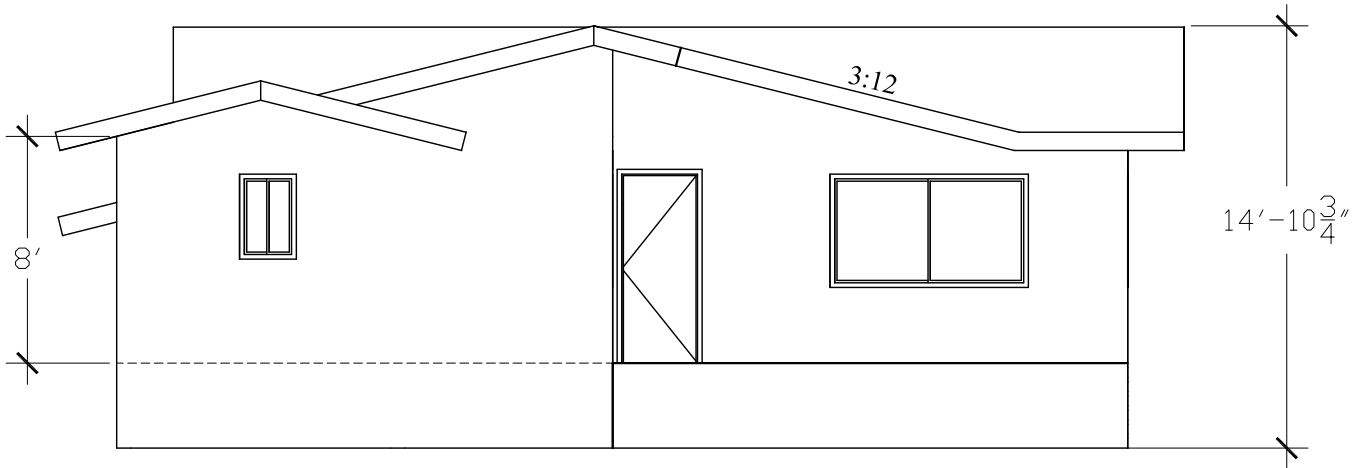
Impervious Surfaces being replaced with New Living Area = 235 sq. ft.

Increase in Impervious Surfaces = 122 Sq. ft.

Increase in Living Area: 357 sq. ft.

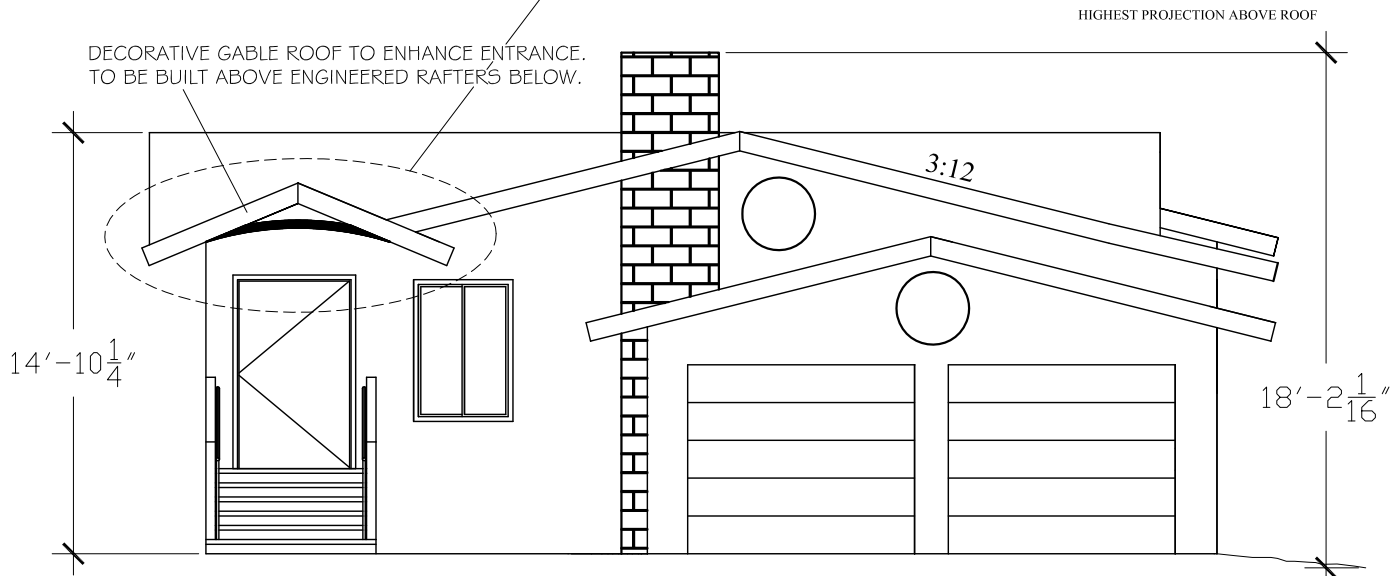
Average slope within setback envelope < 1% (Approx. 0%)

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WEST SIDE

SEE CROSS SECTION BELOW FOR NEW ROOF SLOPE BELOW DECORATIVE GABLE ROOF.



DECORATIVE GABLE ROOF TO ENHANCE ENTRANCE. TO BE BUILT ABOVE ENGINEERED RAFTERS BELOW.

HIGHEST PROJECTION ABOVE ROOF

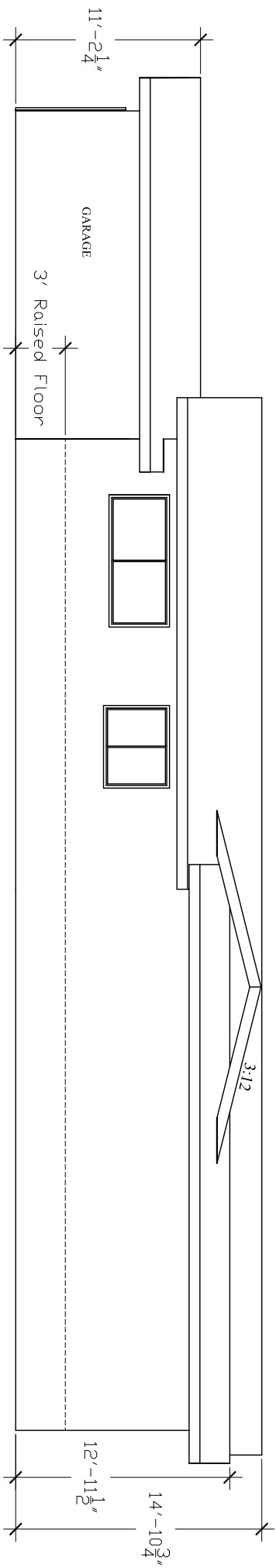
NOTE: FOR STAIR AND RAILING DETAILS, SEE Pg. 19.

REFERENCE DATUM POINT

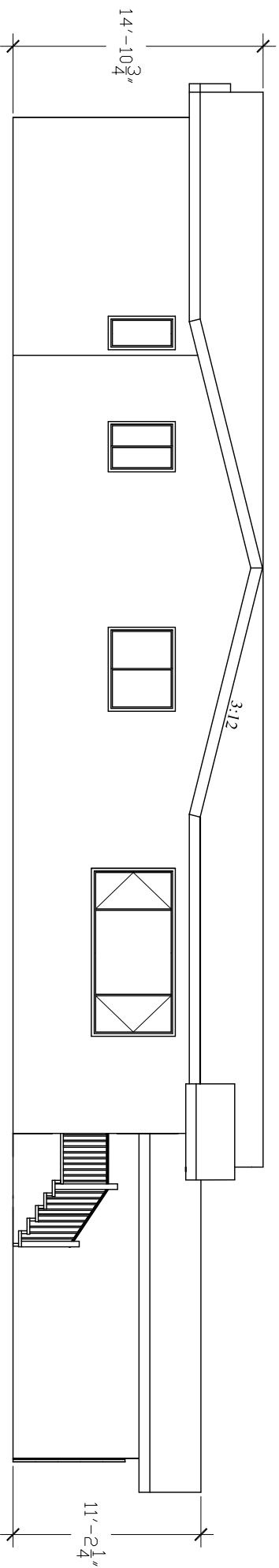
EAST SIDE

NOTE: GRADE FALLS AWAY FROM BASE OF STEM WALLS APPROXIMATELY 6" AT 5' FROM HOUSE ALL AROUND PERIMETER OF HOUSE. LOT IS ESSENTIALLY FLAT WITH EXCESS WATER FINDING AREA DRAINS TO STREET.

NOTE: THE HIGHEST POINT OF THE ROOF, EQUIPMENT, VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE BASE OF MEASUREMENT (REFERENCE DATUM). [SDMC SECTION 132.0505]



NORTH SIDE



SOUTH SIDE

NOTE: FOR STAIR AND RAILING DETAILS, SEE Pg. 19.

NOTE: ALL WALLS OF THE MAIN HOUSE TO BE CHANGED FROM WOOD SIDING TO WHITE 1" STUCCO TO MATCH EXISTING GARAGE. WINDOWS ARE ALUMINUM WITH OBSIDIAN TRIM WHICH ALSO MATCHES EXISTING GARAGE. NO CHANGES TO FAVE COLOR OR ROOF COLOR.