



HLLK Architects

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ACTION ITEM B:

8315 Calle del Cielo, La Jolla, CA 92037

Project: Odmark Main Residence Addition

Date: 11/23/2020

Presentation: La Jolla Shores Planned District Advisory Board

- Project PTS number from Development Services and project name: (Two projects on the same lot)
PTS 674376 - Odmark Main Residence Addition
PTS 662009 – Odmark Guest House Addition
- Address: 8315 Calle del Cielo, La Jolla, CA 92037
- APN: 346-190-02-00
- Project contact name, phone, e-mail: Hilary Lowe, Architect
858-255-1561

hilary@HLLKarchitects.com

Note: The following projects are located of the same property and should be considered as a cumulative project because the permits will be active concurrently.

- Project description:
 - PTS 674376: Description: This project proposes less than 10% increase in the FAR to a 5090 SF existing residence on a 20,014 SF lot. This project is being presented because there is already an existing permit open on the site and the cumulative new floor area for the two projects is over 10% of the existing floor area. The scope includes a 361 SF single story addition to the main residence, demolition of 22 SF of area at the laundry room off the rear terrace, roof revisions to accommodate the additional area, and interior remodel are proposed. The Applicant is seeking a recommendation from the Advisory Board that the proposed project is Minor in Scope (Process 1).
 - PTS 662009: This project already has an approved building permit for a 510 SF, single story addition to an existing detached guest house at the rear of the site. This project proposes less than 10% increase in the FAR and was deemed a minor project by the city planning reviewer. This permit has been issued but has not been finalized and therefore should be considered as part of the new work to the site in addition to PTS 674376.

- General Information:
 - Lot Size: 20,014 SF
 - Existing structure square footage and FAR (if applicable): 5090 SF
 - Proposed square footage and FAR: 5939 SF = 29.67% FAR
 - Existing and proposed setbacks on all sides:
 1. Front Setback: 35'-0" Existing & Proposed (No Change)
 2. North Side Setback: 4'-9" Existing & Proposed (No Change)
 3. South Side Setback: 5'-0" Existing & Proposed (No Change)
 4. Rear Setback: 40'-8 ¾" Existing; 21'-0" Proposed
 - Height if greater than 1-story (above ground):
 1. Existing Guest house over Garage: 25'-7.5" (No Change, existing to remain)
 2. Guest House Addition: 14'-2" at single story addition to back of guesthouse
 3. Main Residence: 19'-7" at new cupola on existing roof



ODMARK MAIN RESIDENCE ADDITION & REMODEL

8315 CALLE DEL CIELO, LA JOLLA, CA

9/15/2020

LOCATION

Scale: 1" = 1'-0"

A0



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PROJECT 1
ODMARK MAIN RESIDENCE ADDITION
PTS 674376



8333 / 8315 CALLE DEL CIELO
WEST ELEVATION FROM YARD



8315 CALLE DEL CIELO
WEST ELEVATION FROM YARD



8333 CALLE DEL CIELO
WEST ELEVATION FROM STREET



8315 CALLE DEL CIELO
WEST ELEVATION FROM STREET



8305 CALLE DEL CIELO
WEST ELEVATION FROM STREET

ODMARK MAIN RESIDENCE ADDITION & REMODEL

8315 CALLE DEL CIELO, LA JOLLA, CA

9/15/2020

PHOTOS

Scale:

A1

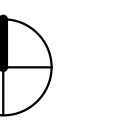


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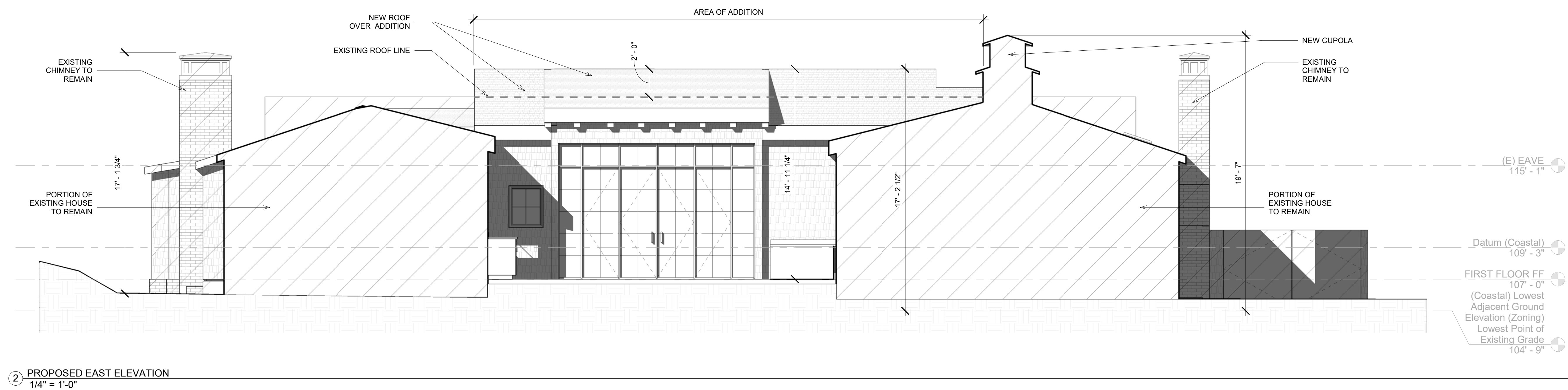
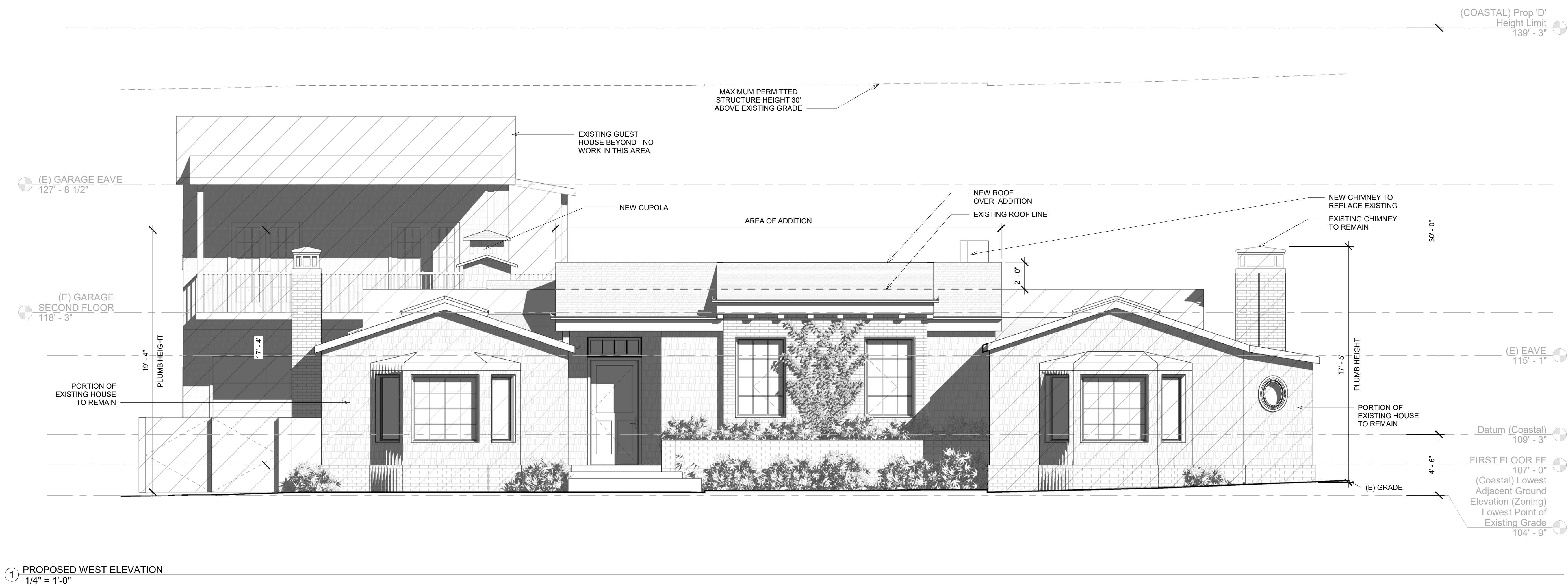
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A2

LKarchitects.com



LEGEND	
	EXISTING HOUSE
	AREA OF ADDITION
	EXISTING ROOF LINE

ODMARK MAIN RESIDENCE ADDITION & REMODEL

8315 CALLE DEL CIELO, LA JOLLA, CA

9/15/2020

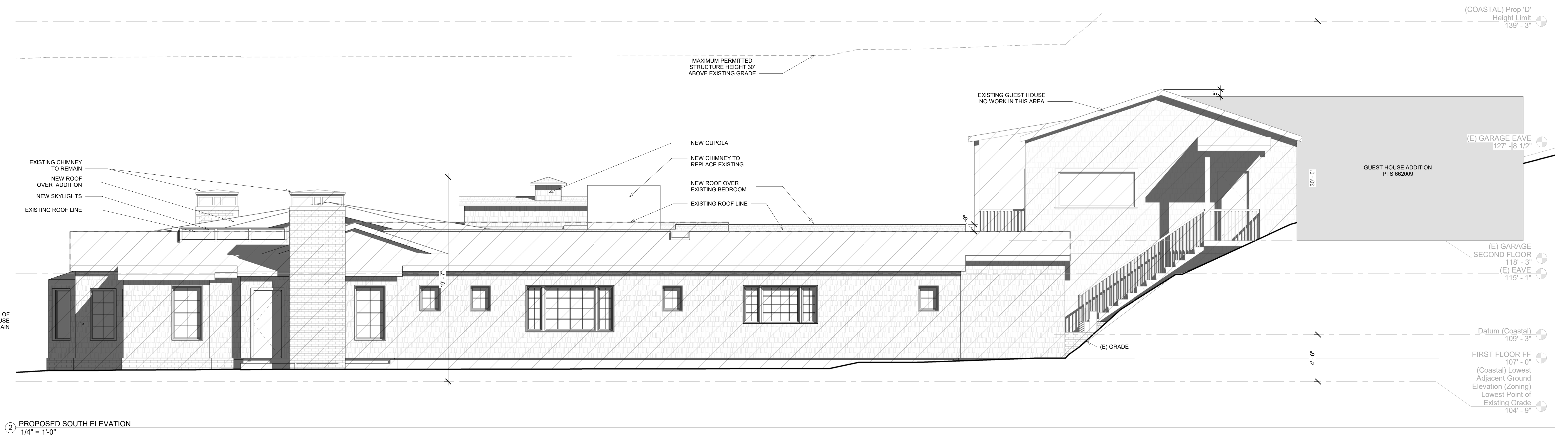
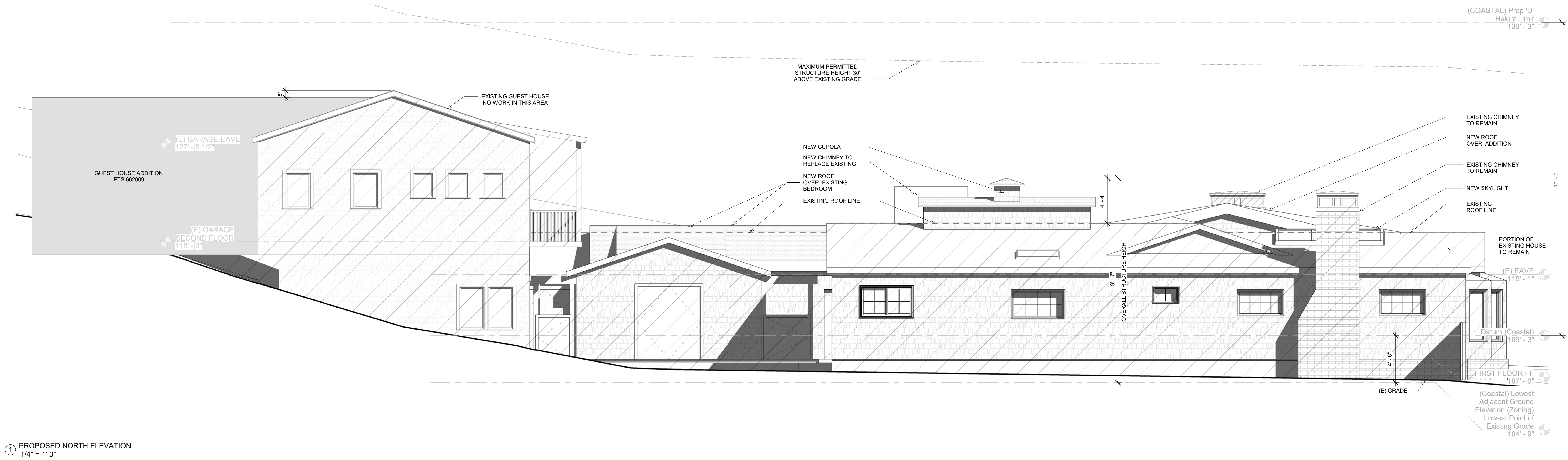
ELEVATIONS

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

A3



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LEGEND	
	EXISTING HOUSE
	AREA OF ADDITION
	EXISTING ROOF LINE

ODMARK MAIN RESIDENCE ADDITION & REMODEL

8315 CALLE DEL CIELO, LA JOLLA, CA

9/15/2020

ELEVATIONS

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

A4



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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

ODMARK MAIN RESIDENCE ADDITION & REMODEL

8315 CALLE DEL CIELO, LA JOLLA, CA

9/15/2020

3D VIEWS

Scale:

A5

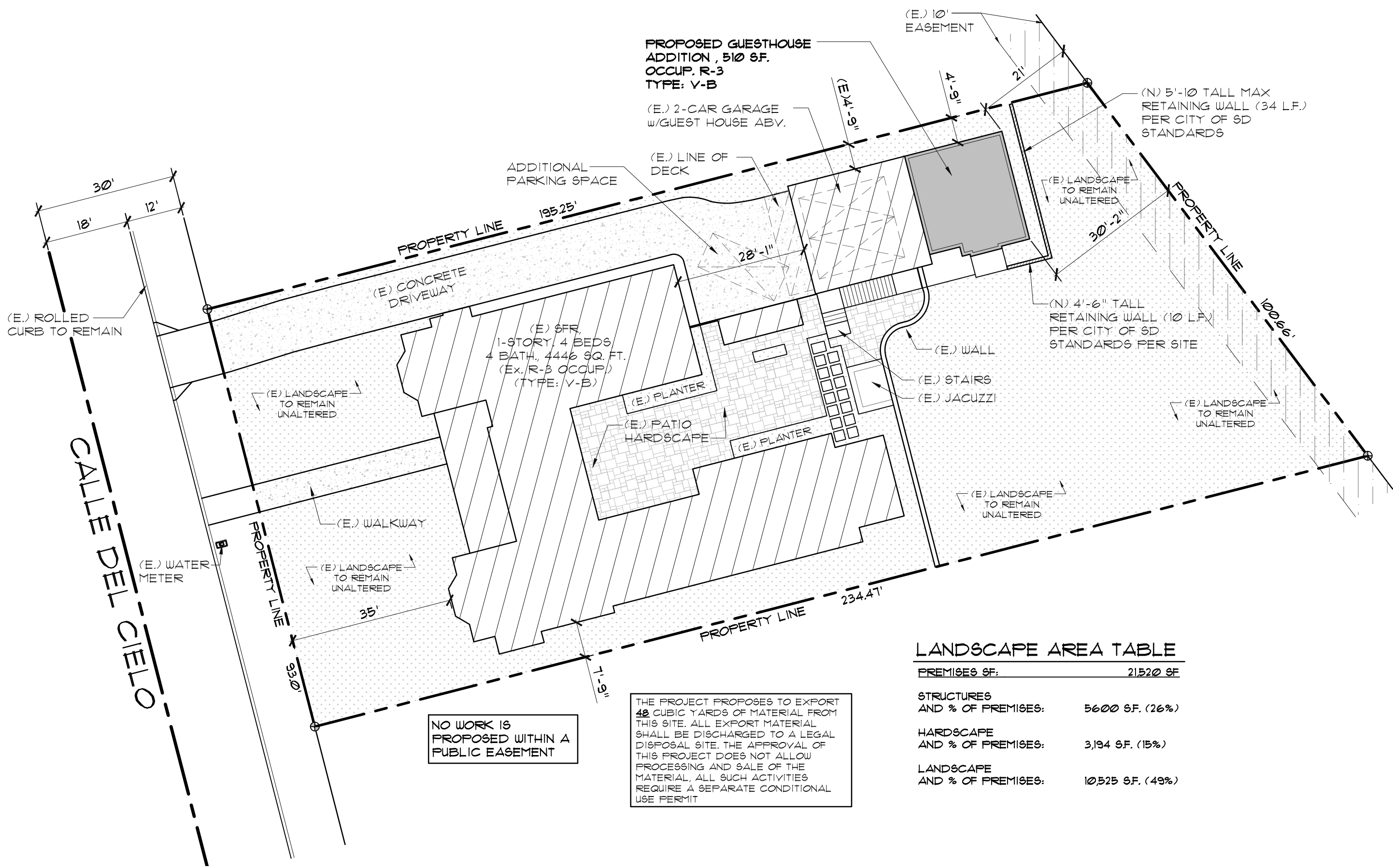


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PROJECT 2
ODMARK GUEST HOUSE ADDITION
PTS 662009

PLOT PLAN

SCALE: 1" = 20'-0"

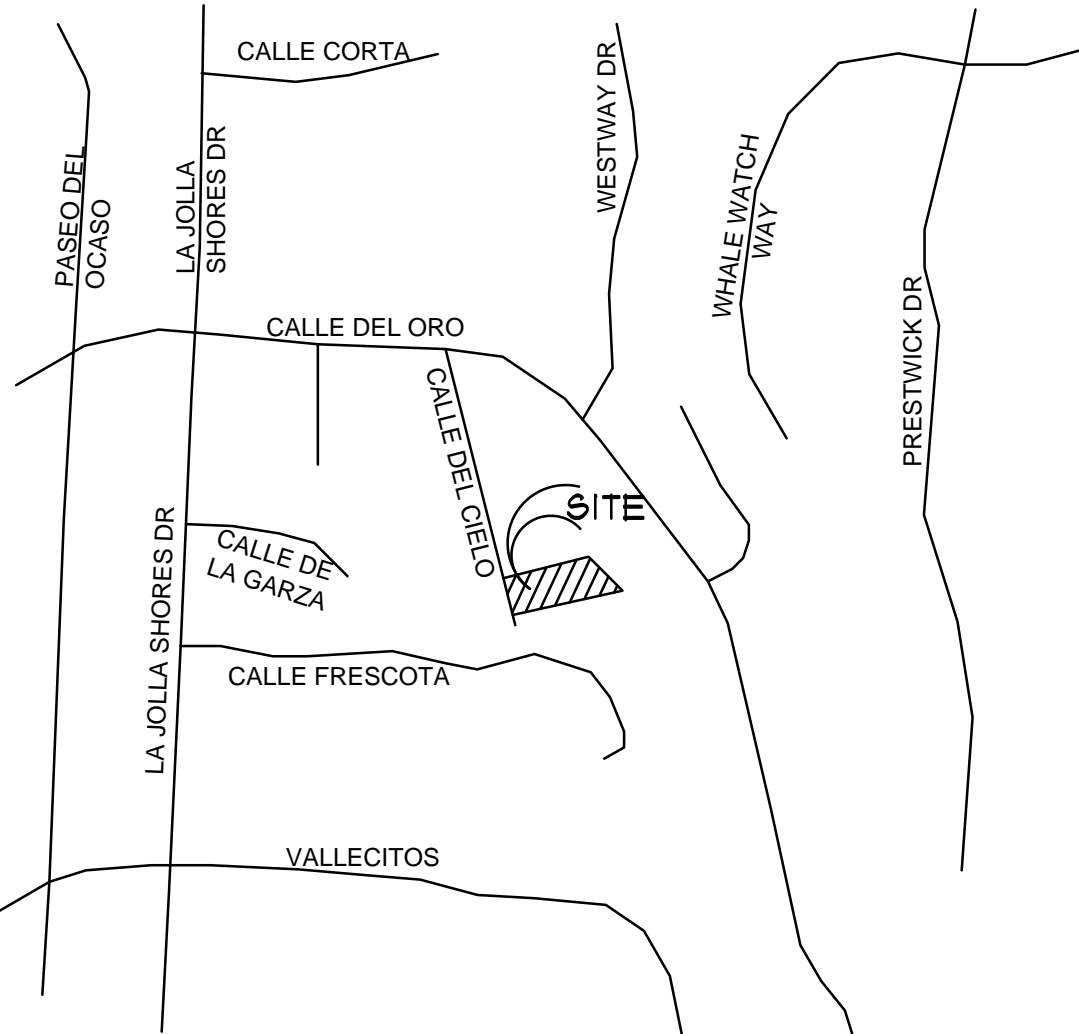


LANDSCAPE AREA TABLE

PREMISES SF:	21520 SF
STRUCTURES AND % OF PREMISES:	5600 SF. (26%)
HARDSCAPE AND % OF PREMISES:	3734 SF. (15%)
LANDSCAPE AND % OF PREMISES:	10525 SF. (49%)

THE PROJECT PROPOSES TO EXPORT 48 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND BULK OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

NO WORK IS PROPOSED WITHIN A PUBLIC EASEMENT



VICINITY MAP:

NO SCALE

SITE DATA:

ZONE: "LJ3SFD-5F"
YR. BUILT: 1990
TYPE: V-B (NO SPRINKLERS)
OCCUP: R-3 / U
LOT SIZE: 21520 SQ. FT. = 0.494 AC.
FAR MAX: 0.60 x 21520 = 12912 SQ. FT.
(EX) 5030+ (N) 510 = 5600 SF < 12912 SF MAX FAR

AREA TOTALS:	
(E) SFR AREA:	3710 SQ. FT.
(E) GUEST HOUSE:	624 SQ. FT.
(N) GUEST ADD:	510 SQ. FT.
TOTAL PROPOSED LIVING AREA:	4844 SQ. FT.

(E) GARAGE:	576 SQ. FT.
(E) STORAGE:	180 SQ. FT.

AREA QUANTITIES:

D8	DOWNSPOUT LOCATION
→	DRAINAGE PATTERN
TOTAL DISTURBANCE AREA:	750 SQ. FT.
(E) IMPERVIOUS AREA (SFR+D/W):	7800 SQ. FT.
(N) IMPERVIOUS AREA (ADD.):	510 SQ. FT.
TOTAL IMPERVIOUS AREA:	8310 SQ. FT.
CUT QUANTITIES:	48 cu yards
FILL QUANTITIES:	0 (not applicable)
IMPORT / EXPORT:	48 EXPORT
MAX CUT DEPTH:	1'-6" (FOR FOOTINGS)
MAX FILL DEPTH:	0 (not applicable)

SCOPE OF WORK:

- PROPOSING TO ADD AN ADDITION TO THE BACK OF THE EXISTING GUEST HOUSE. WE ARE CDP EXEMPT.
- PROPOSING NEW 5'-10" CITY STANDARD RETAINING WALL WITH LEVEL BACK-FILL

SHEET INDEX:

P	- PLOT PLAN
A-1	- (E) FLOOR PLAN & DECK DEMO PLAN
A-2	- PROPOSED FLOOR PLAN
A-21	- CDP EXEMPTION WALL CALCULATION MATRIX
A-3	- PROPOSED ELEVATIONS

LEGAL:

APN.: 346-190-02-00
MAP NO.: 2996, LA JOLLA SHORES TERRACE
LOT NO.: 2

OWNER:

DAVE & KAREN ODMARK
8315 CALLE DEL CIELO
LA JOLLA, CA 92031

PLANNING & BUILDING DESIGN
Brandon McAbee
2363 NEEDHAM RD., SUITE #120
EL CAJON, CA 92020
PH. 619-890-0311
BVMDESIGN.COM
bvmdesignsd@gmail.com



REVISION	BY
5-18-20	B
6-1-20	B

ODMARK RESIDENCE
GUESTHOUSE ADDITION
8315 CALLE DEL CIELO, LA JOLLA, CA 92031

DRAWN BY:	BVM
DATE:	2020
SCALE:	PER PLAN
JOB NO:	B19041

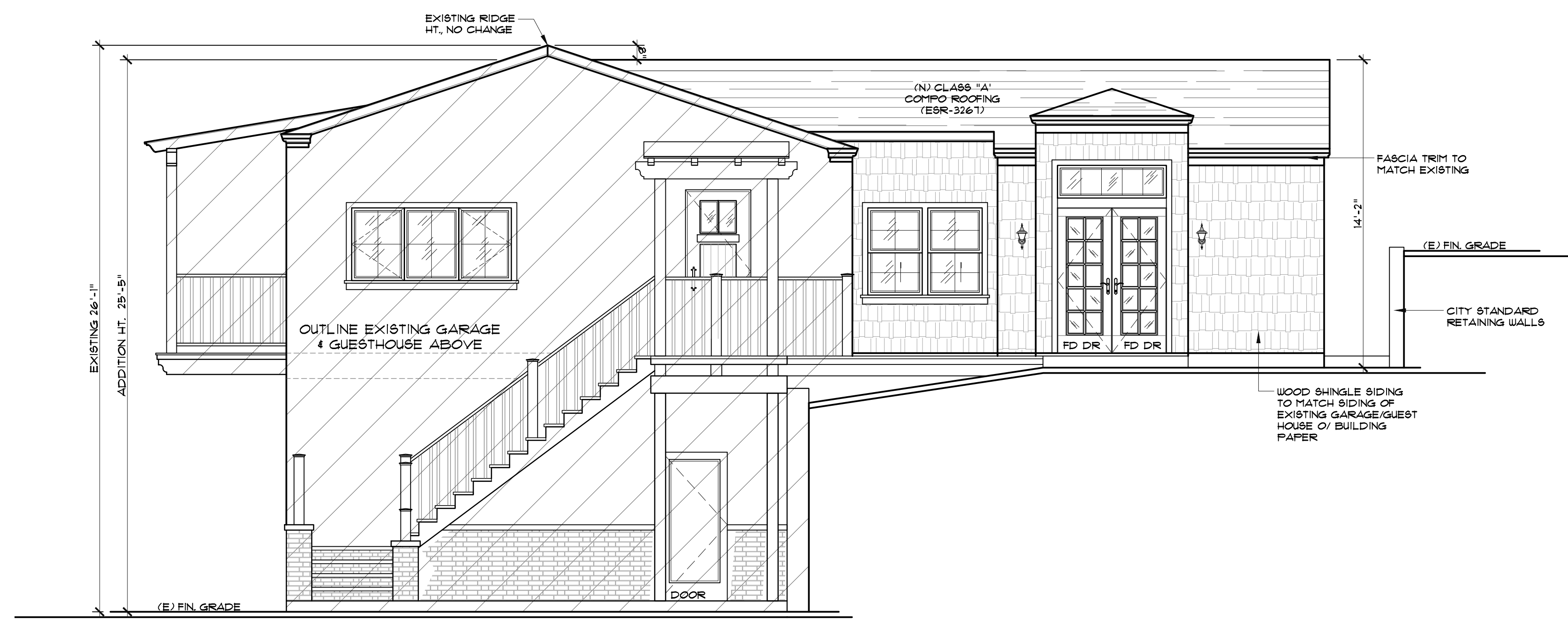
P

REVISION	BY
5-18-20	B
6-1-20	B

ODMARK RESIDENCE
GUESTHOUSE ADDITION
8315 CALLE DEL CIELO, LA JOLLA, CA 92037

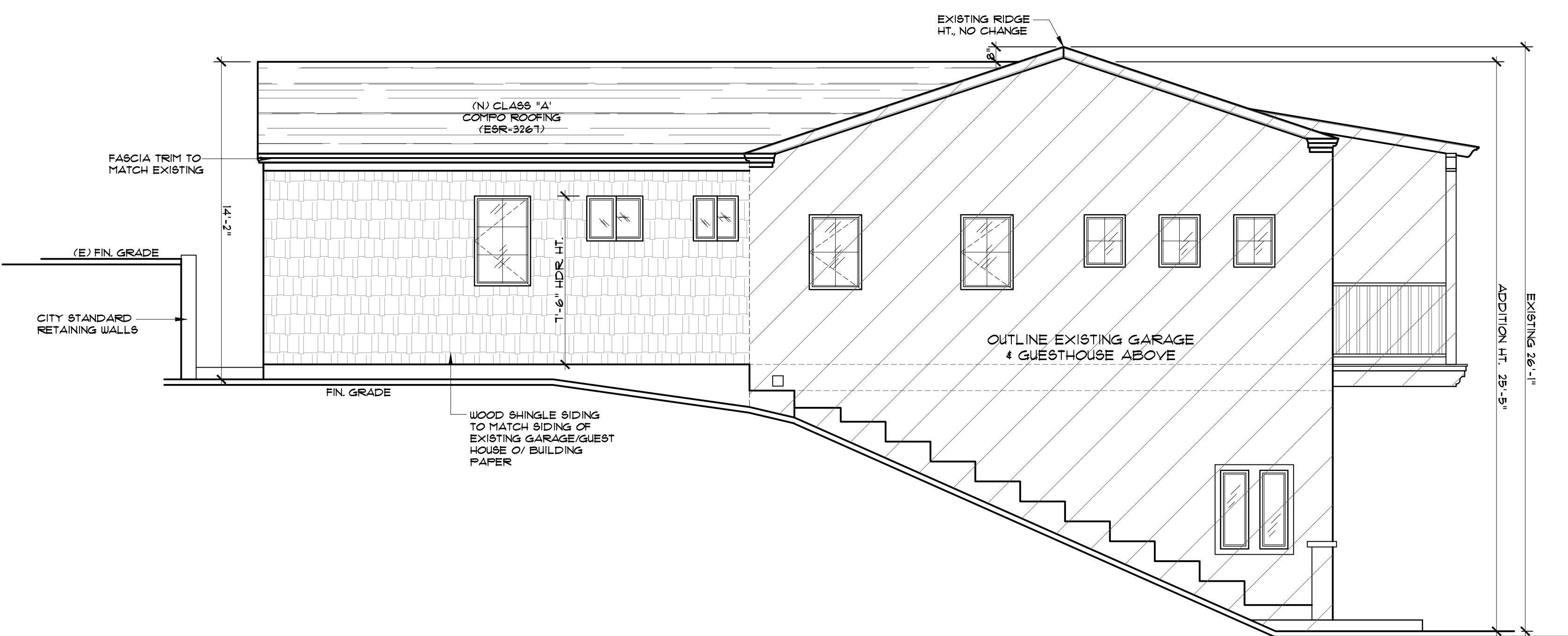
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JOB NO: B19241

A-3



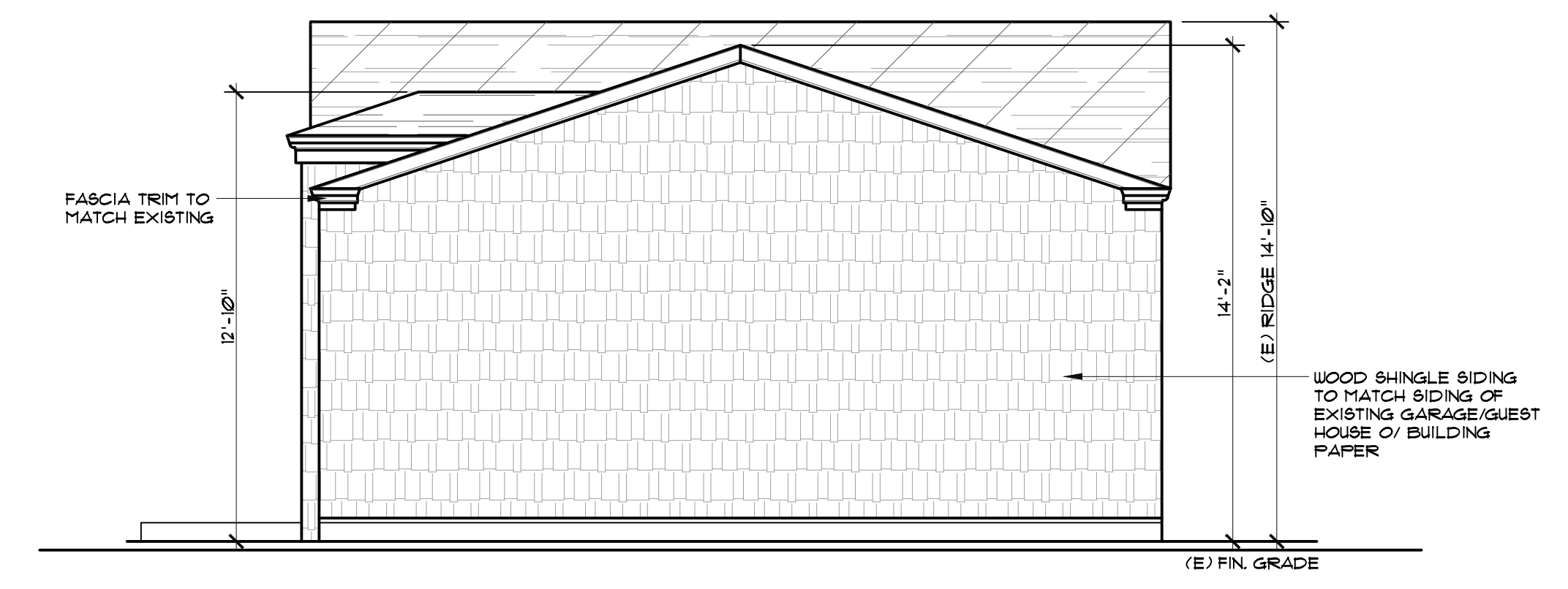
SOUTH ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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