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): PTS: 560839/ Hicks Residence
- Address and APN(s): 8405 Paseo Del Ocaso, La Jolla, CA 92037; APN: 346-082-01-00
- Project contact name, phone, e-mail: Nick Wilson, 858-459-9291, nwilson@islandarch.com
- Project description: Demo of existing one-story single family residence, construction of new two-story single family residence
- In addition, provide the following:
    - lot size: 6,060 sf; 0.14 ac
    - existing structure square footage and FAR (if applicable): Demo 1,771 sf, 0.29 FAR
    - proposed square footage and FAR: Proposed 4,680 sf, 0.77 FAR
    - existing and proposed setbacks on all sides: FYSB: (E) 21′, (P) 15′; SSYSB: (E1) 8″, (P1) 8″; ISYSB: (E) 5′-5″, (P) 7′; RYSB: (E) 5′, (P) 6′
    - height if greater than 1-story (above finish floor): 29′- 0″

For Information Items

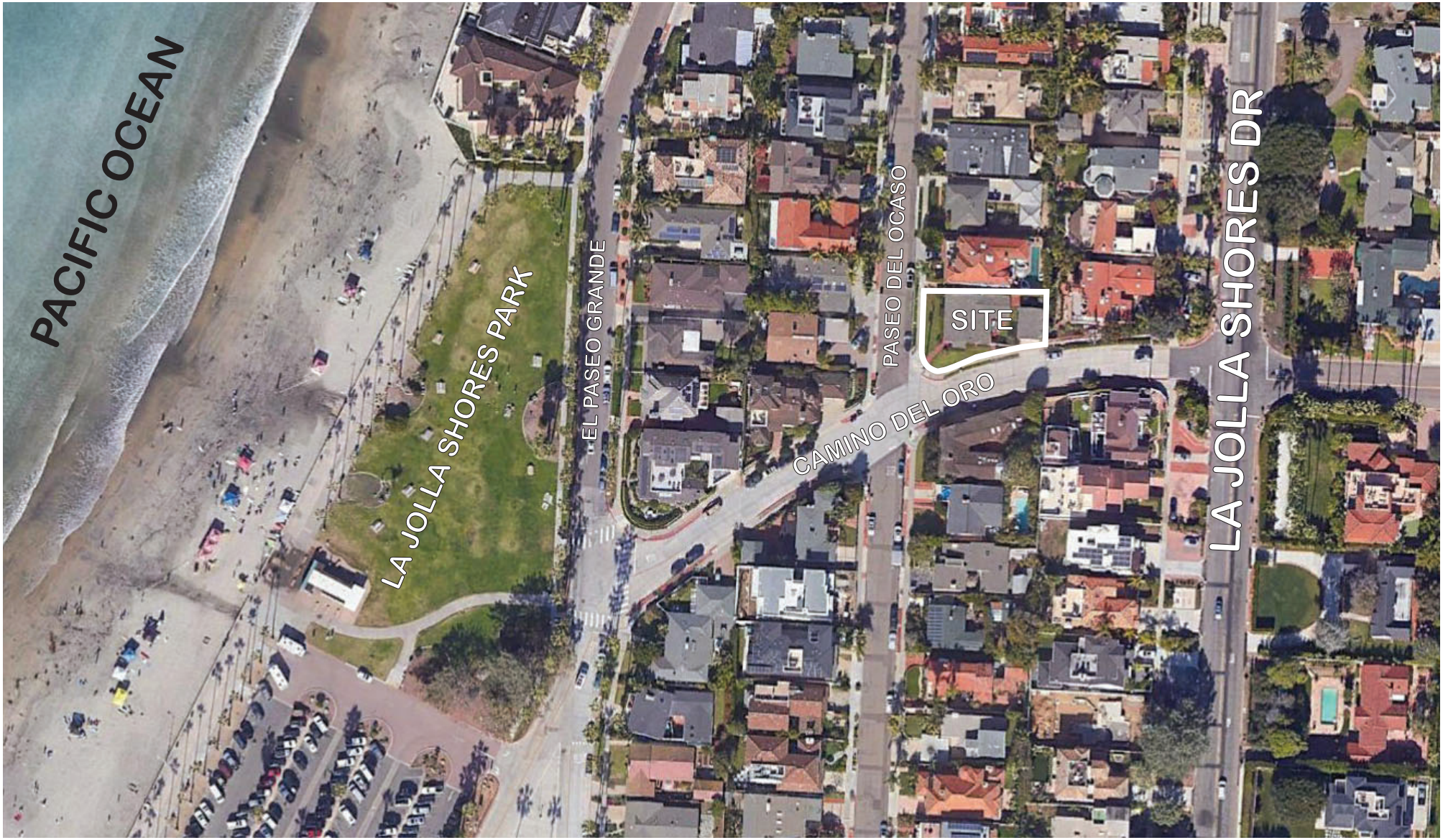
- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Trustees on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, 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 ½″ 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;

ATTACHMENT 2: Hicks Residence



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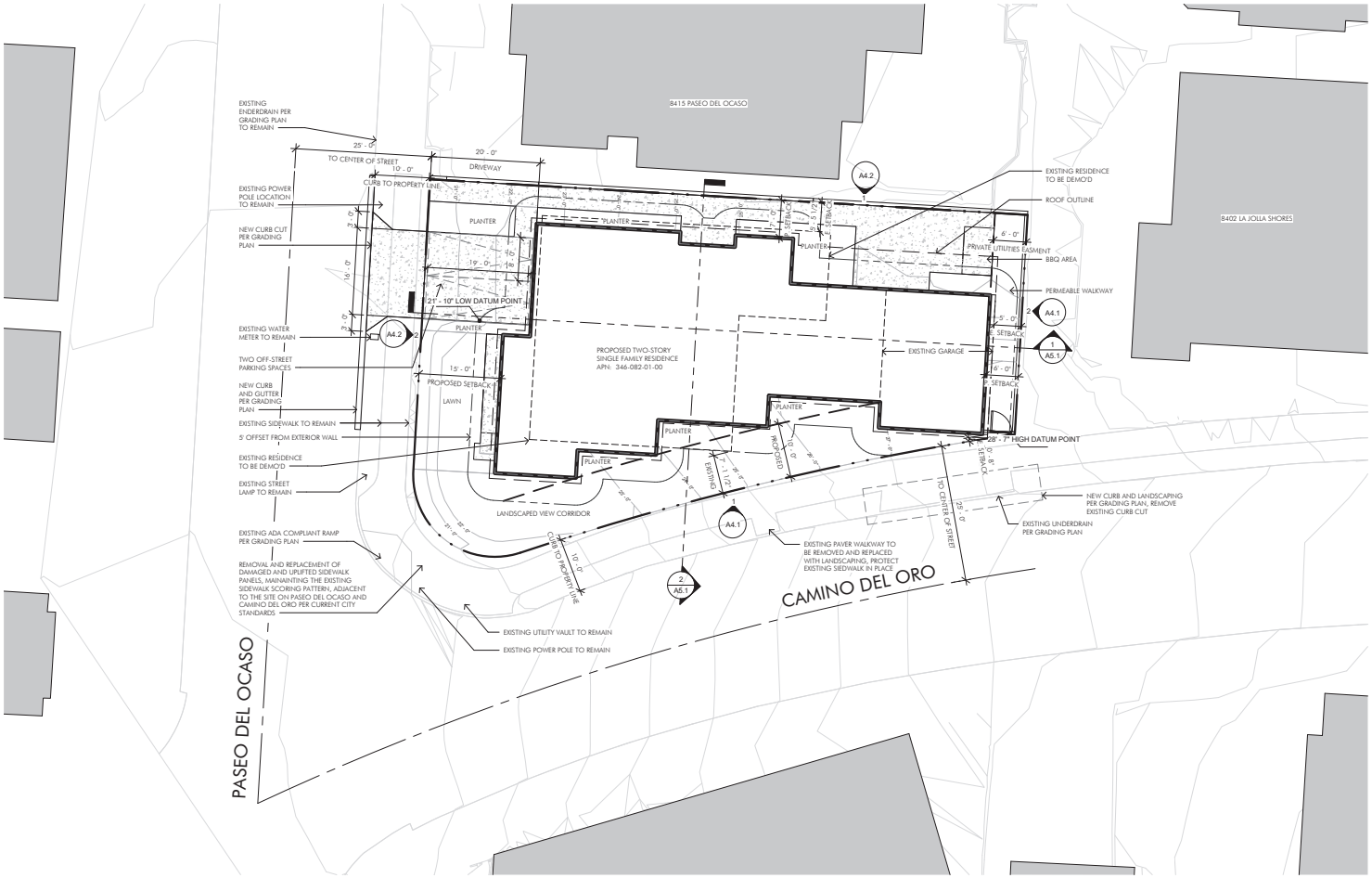


SITE PLAN 1" = 10'-0" (1)

SITE NOTES

1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. PER FHPS POLICY P-00-6 (UFC 901.4.4) BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
3. THIS PROJECT MUST COMPLY WITH WITH THE MUNICIPAL CODE REQUIREMENTS FOR MAXIMUM HEIGHT OF THE STRUCTURE NOT TO EXCEED 30 FEET (SDMC, SECTIONS 131.0444 AND 132.0505.) HIGHEST POINT ON ROOF EQUIPMENT, PIPE, VENT, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
4. THE HIGHEST POINT OF ANY ROOF, EQUIPMENT, OR ANY VENT PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE GRADE.
5. ALL PROPOSED SITE LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE SHALL BE CONCEALED FROM PUBLIC VIEW.
6. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (U.F.C. 901.4.4)
7. FIRE HYDRANTS, **00 @ 0'-0" & 0'-0" FROM PROPERTY** SEE SITE PLAN.
8. REFER TO SEPARATE GRADING PLAN FOR REQUIRED EMRA, PERMANENT BMPs, AND WCPC.
9. WATER METERS FOR COMBINED DOMESTIC WATER AND FIRE SPRINKLER SYSTEMS SHALL NOT BE INSTALLED UNTIL THE FIRE SPRINKLER SYSTEM HAS BEEN SUBMITTED AND APPROVED BY THE BUILDING OFFICIAL.
10. NO ADJACENT OR PROPOSED TRANSIT STOPS.
11. THE PROJECT IS WITHIN ASBS AREA. APPLICANT/ PERMITEE SHALL COMPLY WITH ALL THE ASBS REQUIREMENTS AND THE MS4, STORM WATER REGULATIONS/ REQUIREMENTS.

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Nick Wilson
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459-9291
Street Address:
8405 PASEO DEL OCASO
Project Name:
HICKS RESIDENCE
Sheet Title:
SITE PLAN

Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03: 04/24/2020
Revision 02: 09/13/2019
Revision 01: 08/09/2018
Original Date: 07/19/2017
Sheet: 4 of 11
DEP#:

ISLAND ARCHITECTS
DALEX PATTERSON, TONY CRISAFI, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA. 92037
TEL: 858-459-9291
FAX: 858-456-0351

NOT FOR CONSTRUCTION
SEP 28 2020
CITY OF SAN DIEGO DEVELOPMENT SERVICES

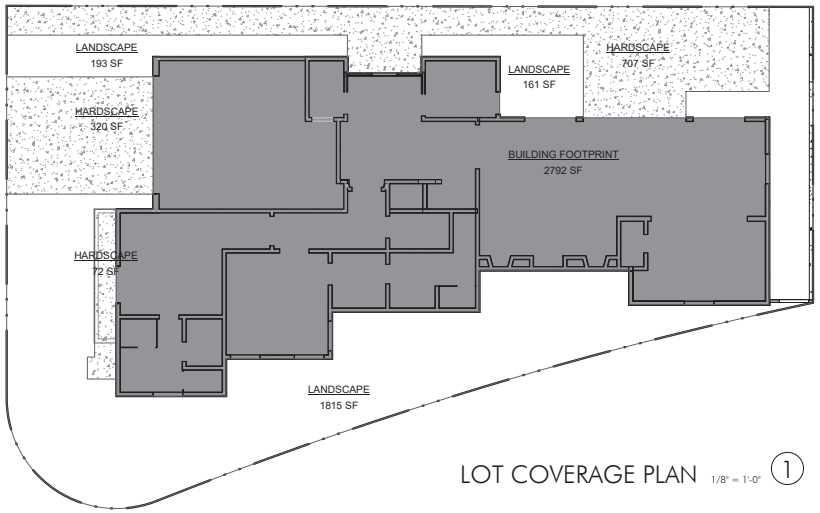
Copyright Island Architects 2012

JOB #: 6070
DRAWN BY: Author
PROJ. MGR.: Checker
DATE: 07/19/2017
ISSUE: 08/09/2018, 09/13/2019, 04/24/2020

REVISIONS
DESCRIPTION DATE

HICKS RESIDENCE
8405 PASEO DEL OCASO

A1.1
SITE PLAN
04.24.2020



LOT COVERAGE PLAN 1/8" = 1'-0" (1)

SITE COVERAGE LEGEND

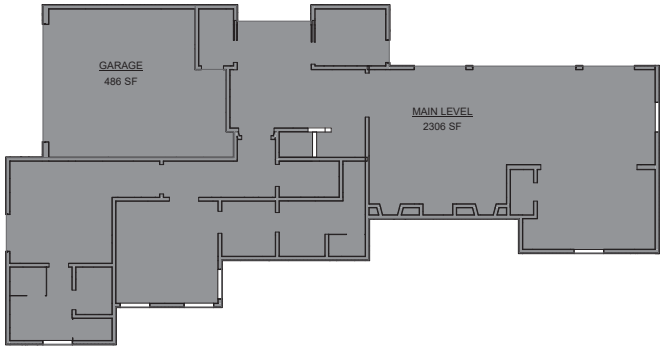
- BUILDING FOOTPRINT
- HARDSCAPE
- LANDSCAPE

AREA SCHEDULE

BUILDING FOOTPRINT	2,792 SF	46%
LANDSCAPE/ PERVIOUS AREA	2,169 SF	36%
HARDSCAPE	1,099 SF	18%
LOT TOTAL:	6,060 SF	**100%**

BUILDING AREA CALCULATION

MAIN LEVEL	2,792 SF
LIVING AREA	2,306 SF
GARAGE AREA	486 SF
UPPER LEVEL	1,888 SF
LIVING AREA	1,888 SF
SUBTOTAL	4,680 SF
TOTAL BUILDING AREA COUNTED TOWARDS FAR	4,680 SF
SITE AREA	6,060 SF
FAR	.77



AREA LEGEND

INCLUDED IN GFA

MAIN LEVEL 1/8" = 1'-0" (2)



AREA LEGEND

INCLUDED IN GFA

UPPER LEVEL 1/8" = 1'-0" (3)

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Nick Wilson
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459.9291
Street Address:
8405 PASEO DEL OCASO
Project Name:
HICKS RESIDENCE
Sheet Title:
AREA CALCULATIONS

Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03: 04/24/2020
Revision 02: 09/13/2019
Revision 01: 08/09/2018
Original Date: 07/19/2017
Sheet: 5 of 11
DEP#:

ISLAND ARCHITECTS
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TEL: 858-459-9291
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NOT FOR CONSTRUCTION
SEP 30, 19

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JOB #: 6070
DRAWN BY: Author
PROJ. MGR.: Checker

DATE	ISSUE
07/19/2017	
08/09/2018	
09/13/2019	
04/24/2020	

REVISIONS

#	DESCRIPTION	DATE

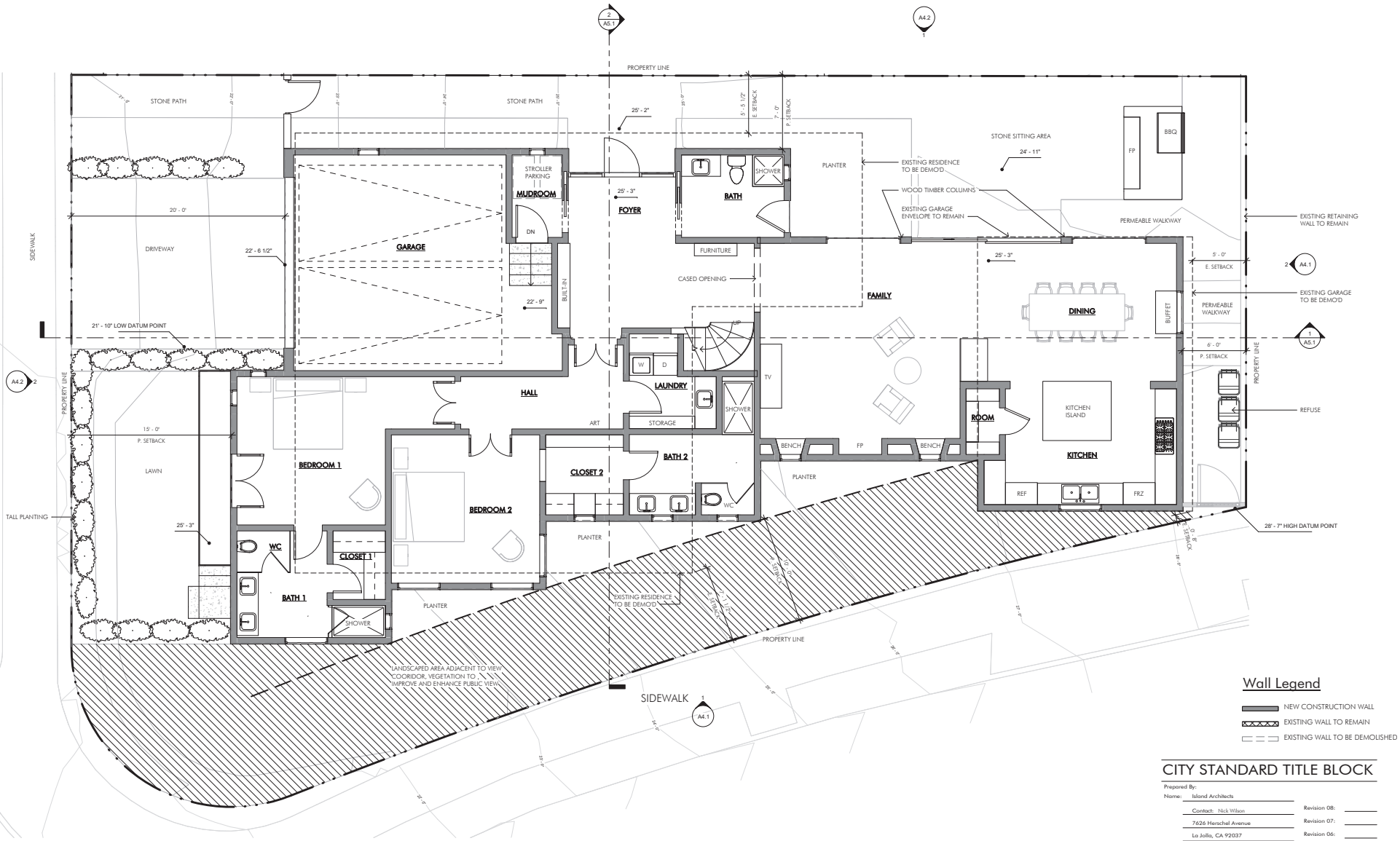
HICKS RESIDENCE
8405 PASEO DEL OCASO

A1.3

AREA CALCULATIONS

04.24.2020

ATTACHMENT 2: Hicks Residence



MAIN LEVEL PLAN 1/4" = 1'-0" 1

Wall Legend

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

Prepared By:

Name: Island Architects

Contact: Nick Wilson

7626 Herschel Avenue

La Jolla, CA 92037

Phone: (858) 459-9291

Street Address:

8405 PASEO DEL OCASO

Project Name:

HICKS RESIDENCE

Sheet Title:

MAIN LEVEL PLAN

Revision 08:	
Revision 07:	
Revision 06:	
Revision 05:	
Revision 04:	
Revision 03:	04/24/2020
Revision 02:	09/13/2019
Revision 01:	08/09/2018
Original Date:	07/19/2017
Sheet:	6 of 11
DEP#:	

ISLAND ARCHITECTS

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PROJ. MGR.: Checker

DATE:	ISSUE:
07/19/2017	
08/09/2018	
09/13/2019	
04/24/2020	

REVISIONS

#	DESCRIPTION	DATE

HICKS RESIDENCE

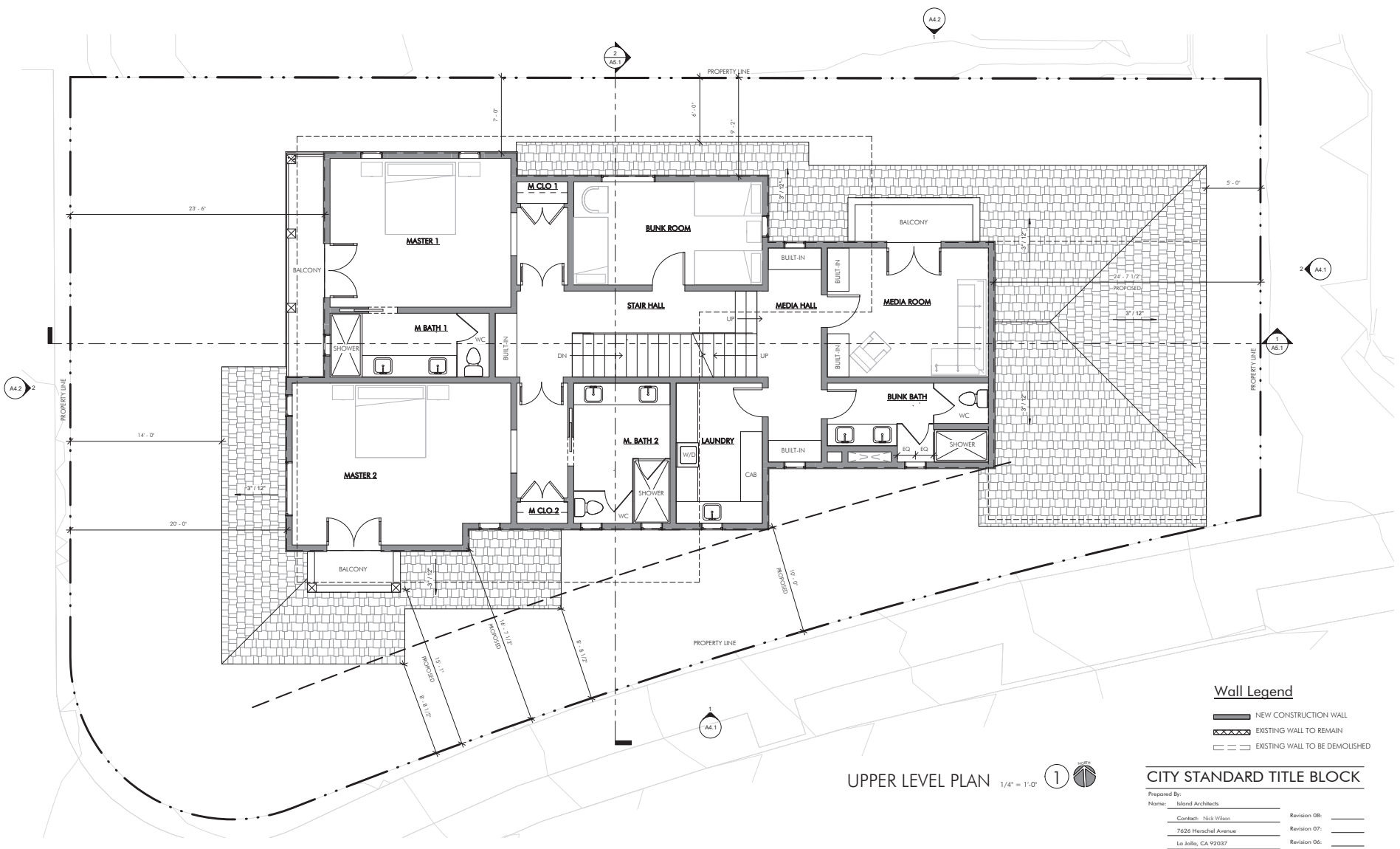
8405 PASEO DEL OCASO

A2.1

MAIN LEVEL PLAN

04.24.2020

ATTACHMENT 2: Hicks Residence



UPPER LEVEL PLAN 1/4" = 1'-0"

Wall Legend

- NEW CONSTRUCTION WALL
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED

CITY STANDARD TITLE BLOCK

Prepared By:
Name: Island Architects
Contact: Nick Wilson
7626 Herschel Avenue
La Jolla, CA 92037
Phone: (858) 459.9291
Street Address:
8405 PASEO DEL OCASO
Project Name:
HICKS RESIDENCE
Sheet Title:
UPPER LEVEL PLAN

Revision 08:
Revision 07:
Revision 06:
Revision 05:
Revision 04:
Revision 03: 04/24/2020
Revision 02: 09/13/2019
Revision 01: 08/09/2018
Original Date: 07/19/2017
Sheet: 7 of 11
DEP#:

ISLAND ARCHITECTS
DALE PATTERSON, TONY CRISAFI, R.A.
7626 HERSCHEL AVENUE
LA JOLLA, CA. 92037
TEL: 858-459-9291
FAX: 858-456-0351

NOT FOR CONSTRUCTION
SEP 28 '20
CITY OF SAN DIEGO

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JOB #: 6070
DRAWN BY: Author
PROJ. MGR.: Checker
DATE ISSUED:
07/19/2017
08/09/2018
09/13/2019
04/24/2020

REVISIONS
DESCRIPTION DATE

HICKS RESIDENCE
8405 PASEO DEL OCASO

A2.2
UPPER LEVEL PLAN
07.20.2020



WEST ELEVATION
SCALE: 1/8" = 1'-0"

HICKS RESIDENCE

8405 Paseo Del Ocaso
Date: 07/20/2020

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SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

HICKS RESIDENCE

8405 Paseo Del Ocaso
Date: 07/20/2020

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NORTH ELEVATION
SCALE: 1/8" = 1'-0"

HICKS RESIDENCE

8405 Paseo Del Ocaso
Date: 07/20/2020

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EAST ELEVATION
SCALE: 1/8" = 1'-0"

HICKS RESIDENCE

8405 Paseo Del Ocaso
Date: 08/10/2020

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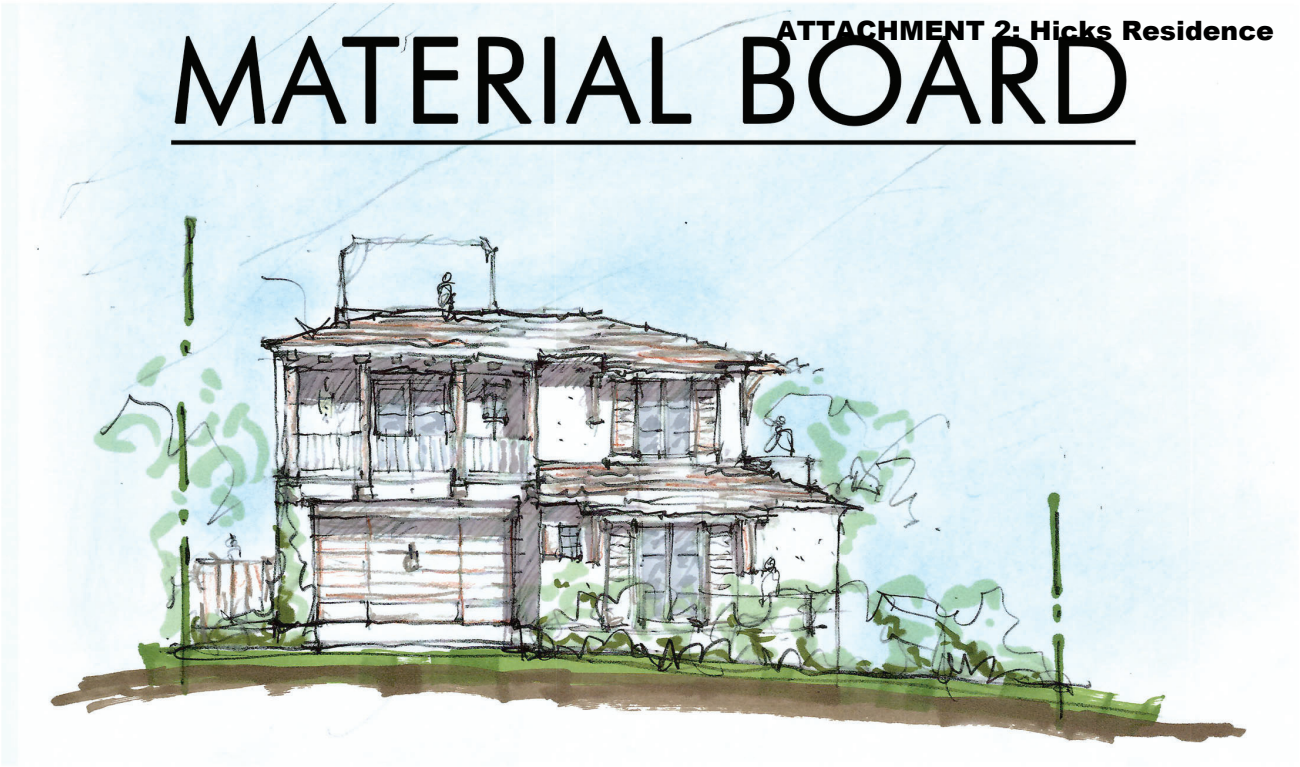
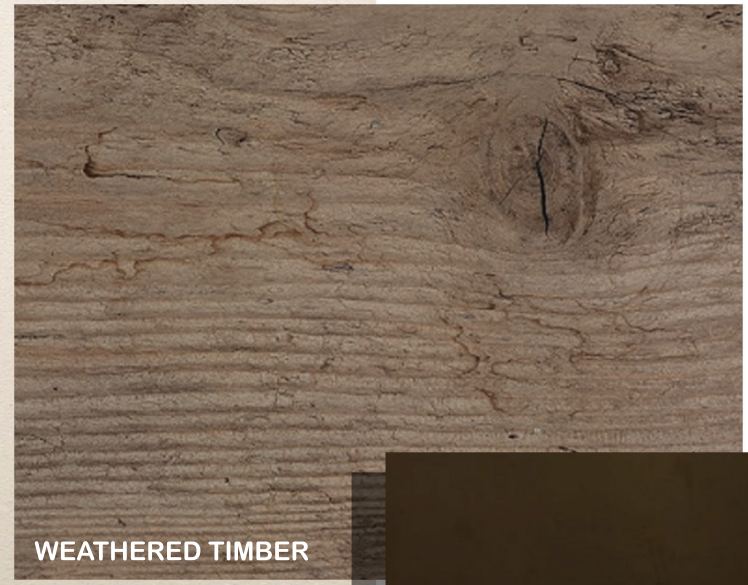
MATERIAL BOARD





FLAT CLAY TILE ROOF



WEATHERED TIMBER

BRONZE TONE

OFF WHITE SANTA BARBARA STUCCO

ISLAND ARCHITECTS
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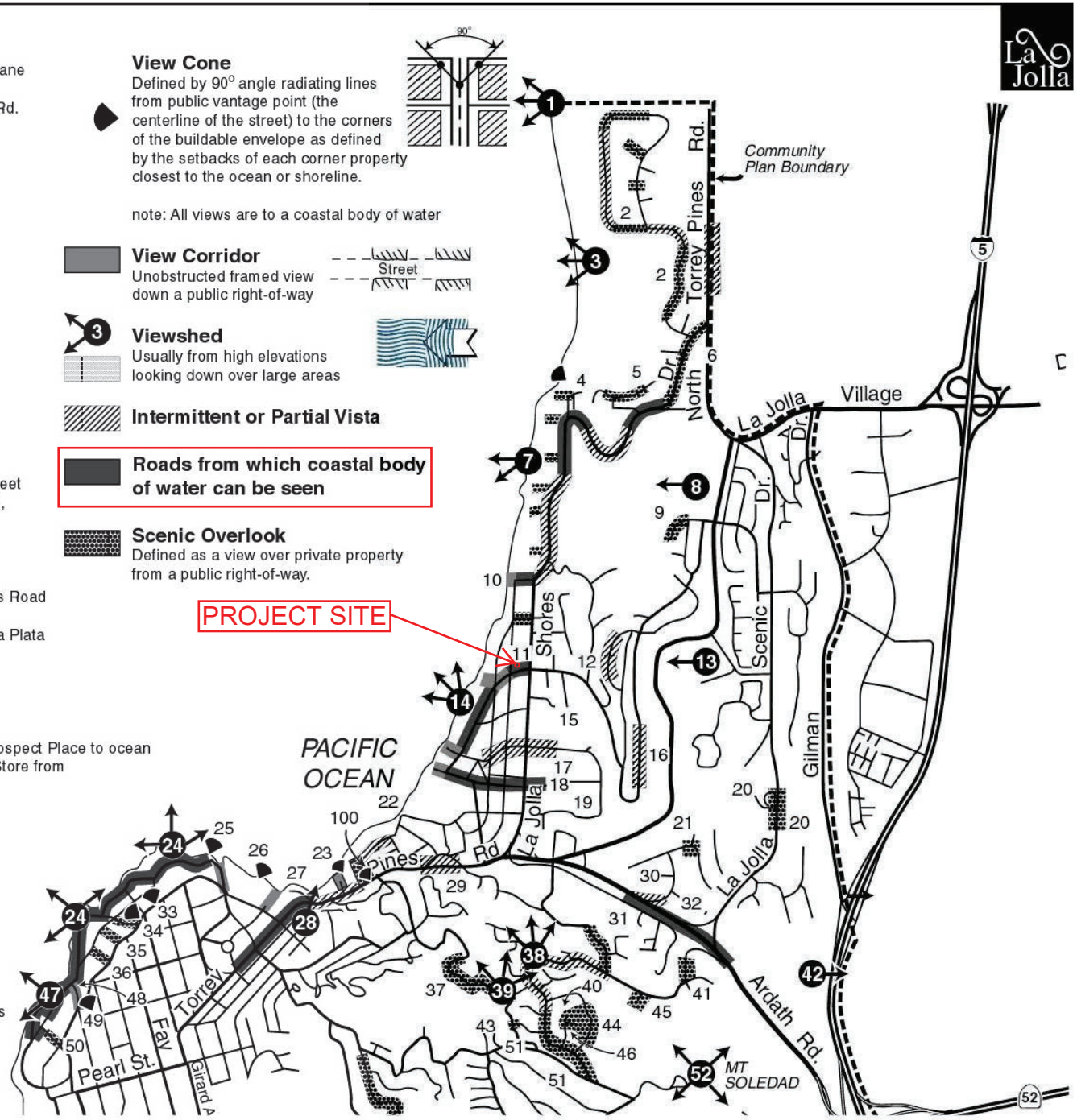
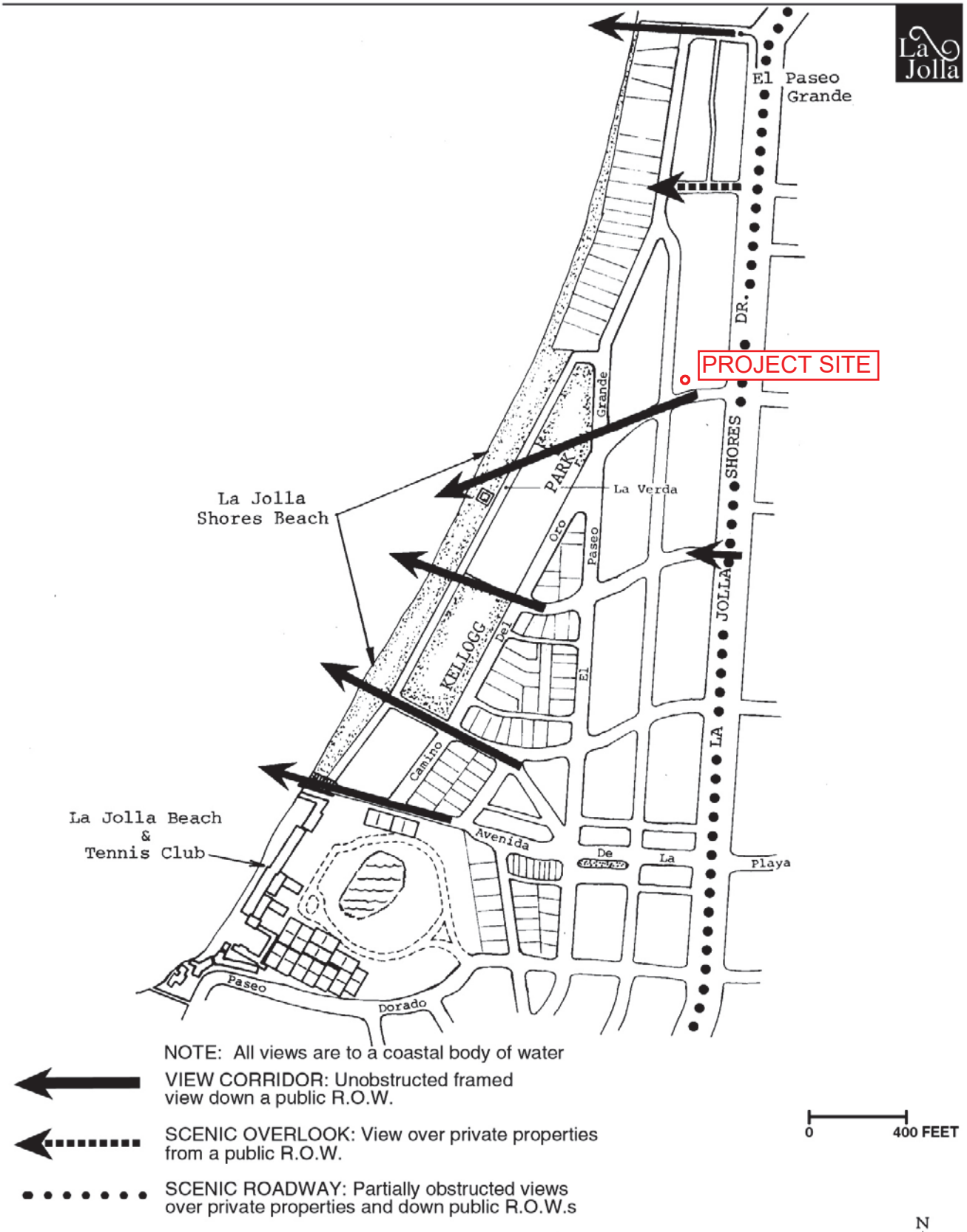
1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellentown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr.
   (looking south from the vicinity of
   Scripps Institution of Oceanography)
8. Allen Field
9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
12. Whale Watch Way
13. Cliffridge Park
14. Kellogg Park
15. Calle Frescota
16. Prestwick Drive
17. Vallecitos
18. Avenida de la Playa
19. Calle del Cielo
20. Pottery Canyon Park
21. Costabelle Drive
22. Spindrift Drive, South of the Marine
    Room Restaurant
23. Charlotte Park at the foot of Charlotte Street
24. Coast Blvd., Children's Pool, Shell Beach,
    Ellen B. Scripps Park & La Jolla Cove
25. Prospect St. and Cave Street
26. Coast Walk
27. North end of Park Row
28. View of La Jolla Shores from Torrey Pines Road
29. Pubic open space on Torrey Pines Road
    between St. Louis Terrace and Calle de la Plata
30. Azure Coast Drive
31. Hidden Valley Road
32. Ardath Road
33. Girard Avenue
34. Jenner Street
35. View corridor easement through 7963 Prospect Place to ocean
36. Easement across from John Coal Book Store from
    Prospect Street and Recreation Center
37. Hillside Drive (portions)
38. Caminito Avola/Via Avola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South
42. Mt. Soledad, north of Ardath Road
43. Rue Adriane
44. Rue Michael
45. Senn Way
46. Rue de Roark
47. Coast Blvd. Park and South Coast Blvd.
48. View corridor at southwest side of Scripps
    Hotel site, from Prospect Street
49. La Jolla Community Center Park,
    Cuvier Street
50. From top of Cuvier Street at Prospect
51. Via Capri (portions)





Subarea C: La Jolla Shores - Visual Access

La Jolla Community Plan
City of San Diego · Planning Department

Figure C



VIEW CORRIDOR KEY MAP

Scale: NTS

HICKS RESIDENCE

8405 Paseo Del Ocaso, La Jolla, CA 92037

Date: 08/10/2020

ISLAND ARCHITECTS
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ATTACHMENT 2: Hicks Residence





COMMUNITY REVIEW
SECOND PRESENTATION

Hicks Residence

8405 Paseo Del Ocaso, La Jolla, CA 92037
DATE: 08/03/2020

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COMMUNITY REVIEW
SECOND PRESENTATION

Hicks Residence

8405 Paseo Del Ocaso, La Jolla, CA 92037
DATE: 08/03/2020

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COMMUNITY REVIEW
SECOND PRESENTATION

Hicks Residence

8405 Paseo Del Ocaso, La Jolla, CA 92037
DATE: 08/03/2020

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ATTACHMENT 2: Hicks Residence



Key Number	Site Address	Lot Size	Living SF	Living SF/ Lot Size
1	8449 EL PASEO GRANDE	6,361	4,010	0.63
2	8455 EL PASEO GRANDE	6,433	3,631	0.56
3	8463 EL PASEO GRANDE	5,819	1,884	0.32
4	8471 EL PASEO GRANDE	5,443	2,706	0.50
5	8443 EL PASEO GRANDE	5,197	1,612	0.31
6	8433 EL PASEO GRANDE	5,104	1,685	0.33
7	8423 EL PASEO GRANDE	5,224	1,501	0.29
8	8415 EL PASEO GRANDE	5,294	2,742	0.52
9	8405 EL PASEO GRANDE	6,197	4,921	0.79
10	8416 CAMINO DEL ORO	5,555	3,318	0.60
11	8408 PASEO DEL OCASO	5,397	2,793	0.52
12	8418 PASEO DEL OCASO	5,220	2,232	0.43
13	8424 PASEO DEL OCASO	4,883	3,144	0.64
14	8432 PASEO DEL OCASO	5,125	3,067	0.60
15	8438 PASEO DEL OCASO	5,552	4,554	0.82
16	8448 PASEO DEL OCASO	5,435	3,207	0.59
17	8454 PASEO DEL OCASO	6,345	1,260	0.20
18	8405 PASEO DEL OCASO	6,060	4,194	0.69
19	8415 PASEO DEL OCASO	5,424	4,298	0.79
20	8425 PASEO DEL OCASO	5,323	1,511	0.28
21	8431 PASEO DEL OCASO	5,221	1,732	0.33
22	8439 PASEO DEL OCASO	5,611	1,381	0.25
23	8457 PASEO DEL OCASO	5,538	1,345	0.24
24	8448 LA JOLLA SHORESDR	5,778	1,178	0.20
25	8440 LA JOLLA SHORESDR	5,181	2,155	0.42
26	8434 LA JOLLA SHORESDR	5,453	2,239	0.41
27	8430 LA JOLLA SHORESDR	5,453	2,112	0.39
28	8422 LA JOLLA SHORESDR	5,399	3,346	0.62
29	8412 LA JOLLA SHORESDR	5,293	2,644	0.50
30	8402 LA JOLLA SHORESDR	6,656	2,944	0.44
31	8447 PASEO DEL OCASO	11,279	3,786	0.34
32	8405 LA JOLLA SHORESDR	9,493	2,051	0.22
33	2310 CALLE DEL ORO	8,800	2,399	0.27
34	8389 EL PASEO GRANDE	9,596	2,902	0.30
35	8386 PASEO DEL OCASO	6,090	1,390	0.23
36	8374 PASEO DEL OCASO	5,247	3,925	0.75
37	8368 PASEO DEL OCASO	5,162	5,007	0.97
38	8356 PASEO DEL OCASO	4,969	4,897	0.99
39	8441 CAMINO DEL ORO	6,913	2,063	0.30
40	8387 PASEO DEL OCASO	5,599	1,598	0.29
41	8375 PASEO DEL OCASO	5,592	2,279	0.41
42	8371 PASEO DEL OCASO	5,330	1,244	0.23
43	8361 PASEO DEL OCASO	5,424	2,203	0.41
44	8360 LA JOLLA SHORESDR	5,494	3,769	0.69
45	8384 LA JOLLA SHORESDR	5,795	2,750	0.47
46	8392 LA JOLLA SHORESDR	7,683	2,277	0.30
47	8368 LA JOLLA SHORESDR	5,591	3,391	0.61
48	8376 LA JOLLA SHORESDR	5,643	4,603	0.82
49	2305 CALLE DEL ORO	11,528	4,623	0.40

INDICATED VALUES	5,000-7,000	3,500-4,500	0.6-0.8

*ALL VALUES TAKEN FROM SCOUTRED WEBSITE ON 8/4/2020

SQUARE FOOTAGE SURVEY
Scale: NTS

HICKS RESIDENCE

8405 Paseo Del Ocaso, La Jolla, CA 92037

Date: 08/04/2020

ISLAND ARCHITECTS
858.459.9291 ISLANDARCH.COM

ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



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ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence




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ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



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ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ATTACHMENT 2: Hicks Residence



ISLAND
ARCHITECTS

Hicks Residence
Coastal Development Permit Fact Sheet
Aug 17, 2020

General Info

Plan Check Number	560839
A.P.N.	346-082-01-00
Legal	002061 blk 29 lot 18
Original Const.	1950
Zoning	LJSPD-SF Residential Tandem, City Coastal, Coastal Height Limit, Parking Impact
Lot Size	6,060 s.f.
Max Height	30’ zoning / 30’+10’ Prop. D / no private deed restriction

Proposed Project

Lot Coverage	46% 2,792 s.f.
Landscape Ratio	36% 2,169 s.f.
Hardscape Ratio	18% 1,099 s.f.
Gross Site	100% 6,060 s.f.
Garage/Storage	486 s.f. Non-Habitable
Main Level	2,306 s.f. Habitable
Gross Floor	4,680 s.f.
F.A.R	0.77
Front Yard	15’-0”
Side Yard North	7’-0”
Side Yard South	10’-0”, 0’-8” @ existing garage
Rear Yard	6’-0”
Proposed Driveway	16’ wide w/ 2 car garage + 2 off-street
Existing Driveway	16’-0” wide, 0 parking available
Garage FF	-2’-9” @ Elev. 22.5’
Main Level FF	0’-0” @ Elev. 25.25’
Highest Point	30’-0” @ Elev. 55.25’ (pergola)
Highest Roof	25’-6” @ Elev. 50.75’ (at garage)
Lowest Roof	16’-4” @ Elev. 41.58’
Existing House Ridge	@ Elev. 38.92’
Highest Zoning	30’-0” Prop D at Pergola 30’-0” Zoning Height at Pergola (out of 30’ Allowable)

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