

**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 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):  
**Glenister Site Development Permit**
  - Address and APN(s):  
**7777 Lookout Drive, La Jolla, CA 92037; APN: 352-012-01**
  - Project contact name, phone, e-mail: **Trip Bennett. 1-858-455-4545. tripb@balajolla.com**
  - Project description: **7777 Lookout Drive; No. 621184: (Process 3) Site Development Permit to add 1,445 SF 2nd floor Master Suite and Studio on top of existing 3,303 SF single-family residence plus 259 Garage addition at 7777 Lookout Drive. The 0.23-acre site is located in the Single-Family Zone of the La Jolla Shore Planned District, Coastal overlay zone.**
  - In addition to the project description, please provide the following:
    - lot size: **0.23 acre / 10,050 SF**
    - existing structure square footage and FAR (if applicable): **(e) 3,303 SF; .32 FAR**
    - proposed square footage and FAR: **(p) 5,007 SF; .50 FAR**
    - existing and proposed setbacks on all sides: **(E) S.Y.S.B.: 4'; (E) F.Y.S.B.: 11';**
    - **(P) S.Y.S.B.: 6'**
    - height if greater than 1-story (above ground): **24'**
  - Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.):
- 

**For Action Items**

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items): **#621184**
- Address and APN(s): **7777 Lookout Drive, La Jolla, CA 92037; APN: 352-012-01**
- Project contact name, phone, e-mail: **Trip Bennett. 1-858-455-4545. tripb@balajolla.com**
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**Exhibits and other materials to provide:**

Please provide the following which will be attached to the agenda and posted to the City's website for view by the public:

- Exhibits (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.)
- 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

**(CONTINUED ON THE NEXT PAGE)**

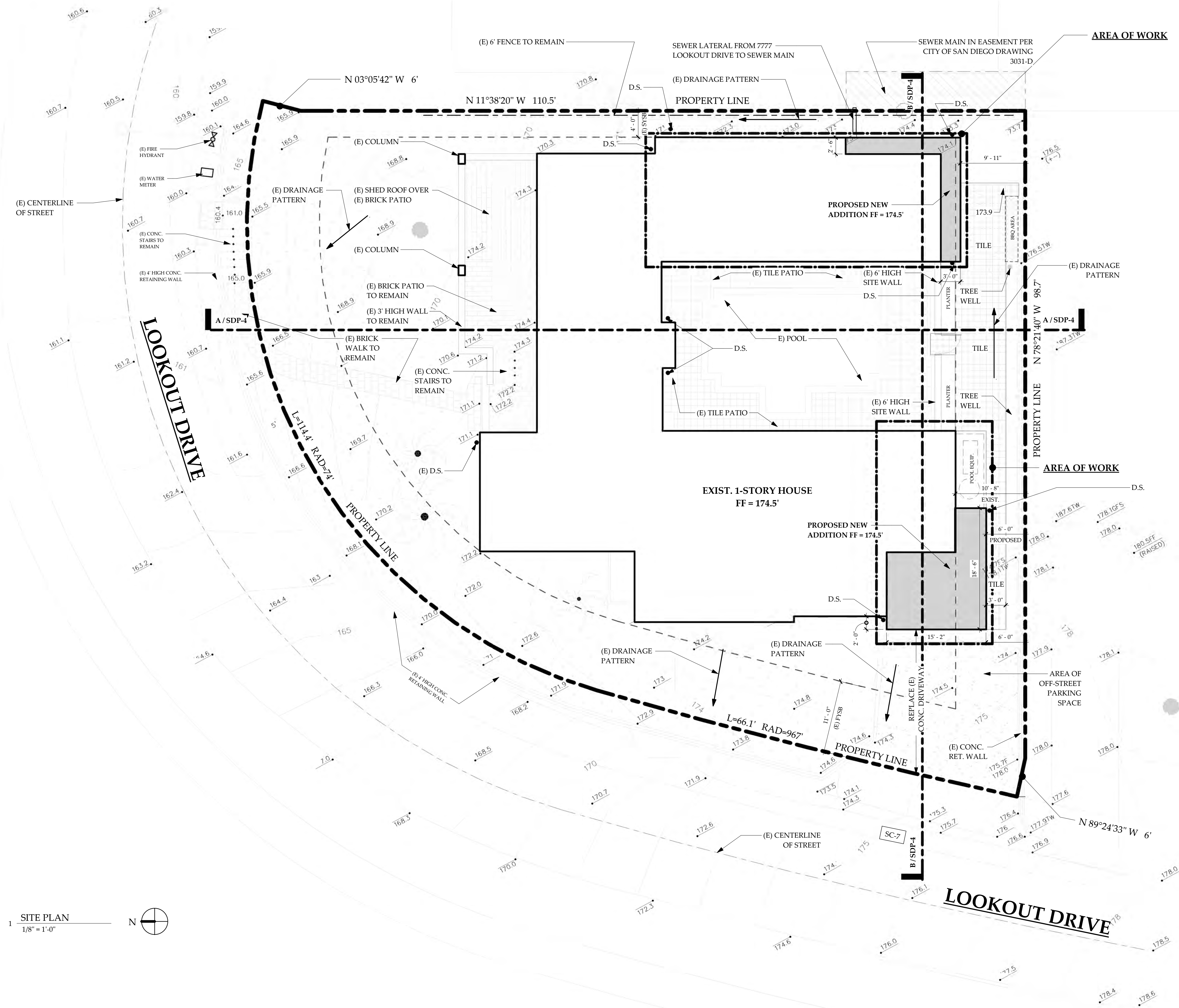
**PLEASE DO NOT PROVIDE THE FOLLOWING:**

- 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.

Thank you,

Marlon I. Pangilinan  
Senior Planner  
Planning Department  
9485 Aero Drive MS 413  
San Diego CA 92123  
619-235-5293  
[www.sandiego.gov/planning](http://www.sandiego.gov/planning)



1 SITE PLAN  
1/8" = 1'-0"



#### ERMA NOTES

1. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE 4 FOOT HIGH RETAINING WALL IN THE LOOKOUT DRIVE RIGHT-OF-WAY.
2. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE STAIRCASE IN THE LOOKOUT DRIVE RIGHT-OF-WAY.
3. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, THE OWNER/PERMITTEE SHALL OBTAIN AN ENCROACHMENT MAINTENANCE REMOVAL AGREEMENT, FROM THE CITY ENGINEER, FOR THE PRIVATE LANDSCAPING AND IRRIGATION IN THE LOOKOUT DRIVE RIGHT-OF-WAY

#### GENERAL NOTES:

1. EXISTING AND PROPOSED GRADES TO REMAIN THE SAME.
2. EXISTING DRAIN PATTERN TO REMAIN.
3. NO ARCHITECTURAL SCREENING PROPOSED.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL INCORPORATE AND CONSTRUCTION BEST MANAGEMENT PRATICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDLINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
6. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.

**Bennett** +assoc.

7755 Fay Avenue, Suite C  
La Jolla, CA 92037  
web: www.balajolla.com

Architecture  
Preservation  
Interior Design

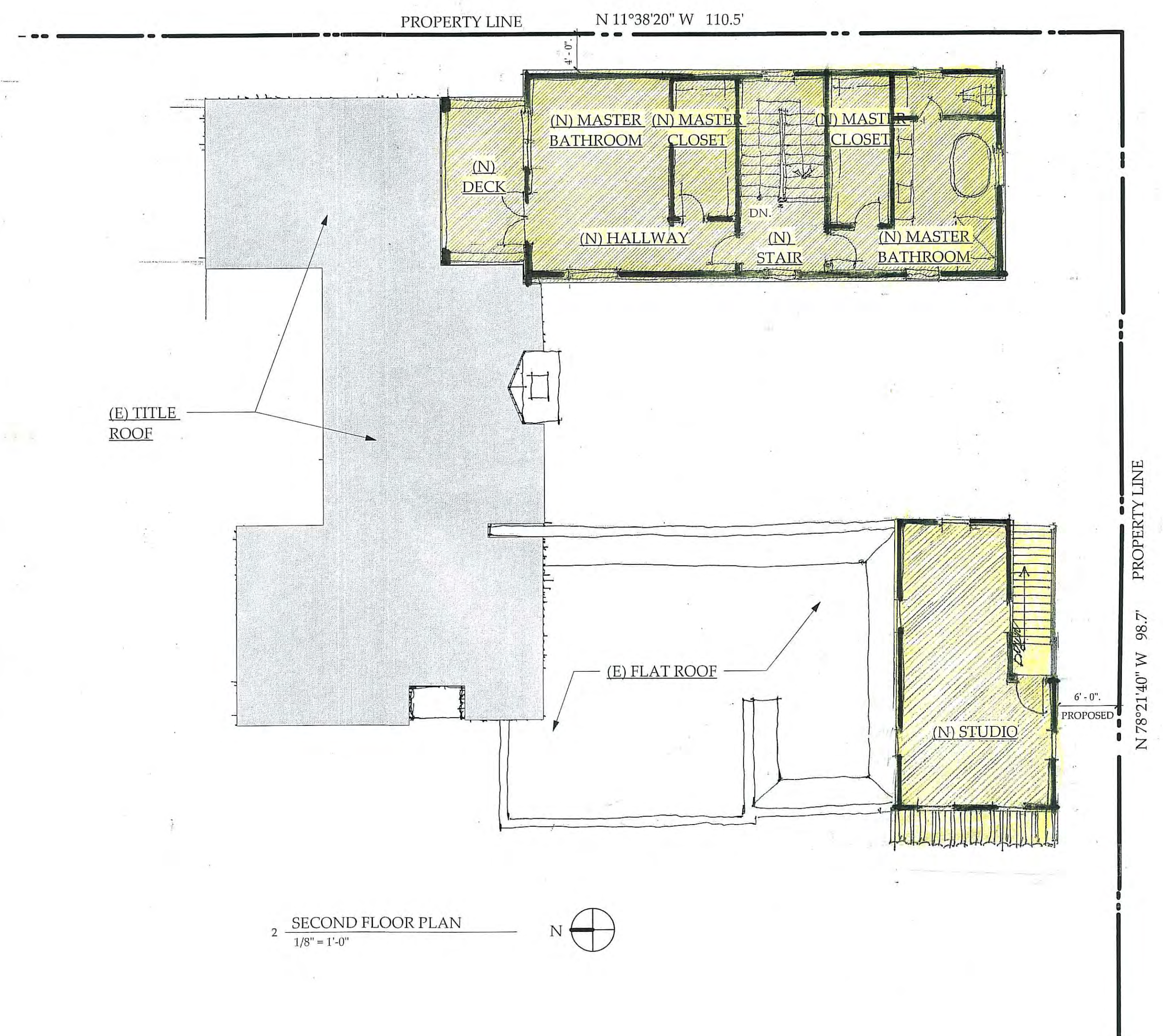
## GLENISTER RESIDENCE

### SITE DEVELOPMENT PERMIT

7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE			PROJECT #	DATE
			2017-006	01/10/2019
#	DATE	DESCRIPTION	SHEET TITLE:	
1	01/24/2018	SDP SUBMITTAL	SITE PLAN	
2	01/10/2019	SDP RE-SUBMITTAL	SHEET NUMBER:	
			SDP-1	
			2 OF 9	



 = INDICATES ADDED FLOOR AREA

LOT SIZE: 10,050 S.F.  
5,007 S.F. / 10,050 S.F. = 50% FLOOR AREA RATIO

**GRADING DATA TABLE:**

TOTAL DISTURBANCE AREA	=	<u>1,000 SF</u>
PERCENT OF TOTAL SITE	=	<u>9%</u>
IMPERVIOUS AREA, EXISTING	=	<u>5,999 SF</u>
IMPERVIOUS AREA, PROPOSED	=	<u>6,259 SF</u>
AMOUNT OF CUT/FILL	=	<u>32 CU. YARDS</u>
IMPORT / EXPORT	=	<u>32 CU. YARDS</u>
HEIGHT OF CUT/FILL MAX	=	<u>-3' - 0"</u>

# Bennett

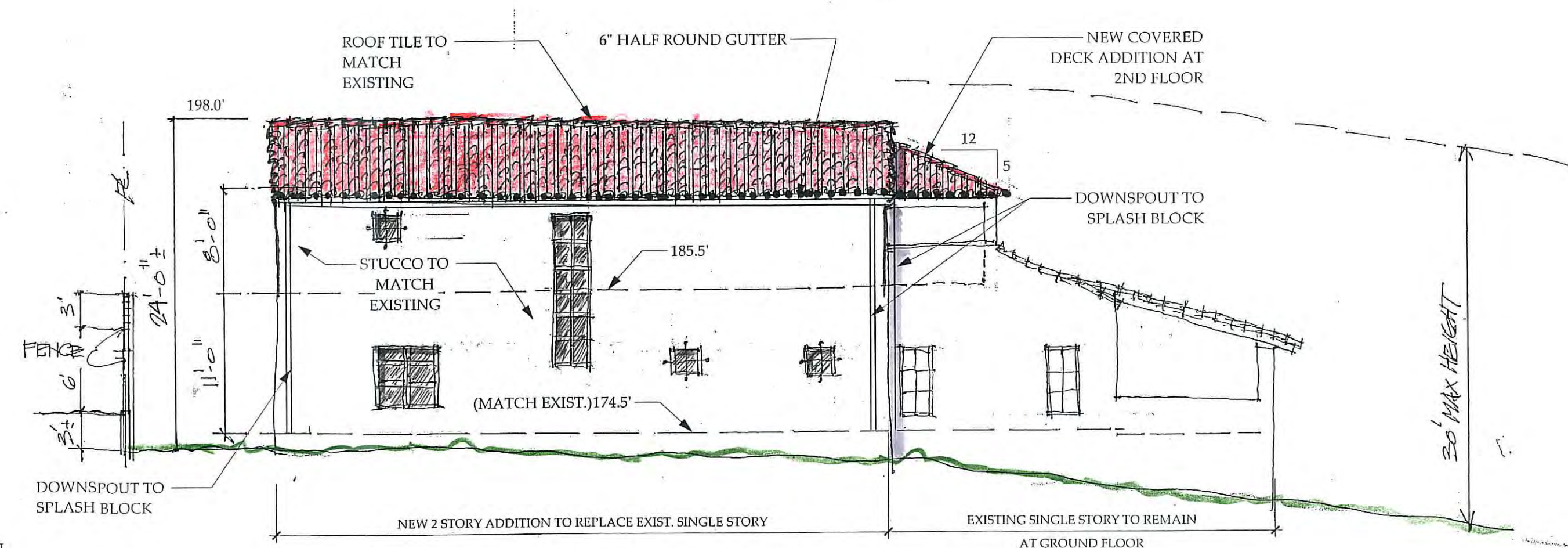
7755 Fay Avenue, Suite C  
La Jolla, CA 92037  
web: [www.balajolla.com](http://www.balajolla.com)

# +ASSOC.

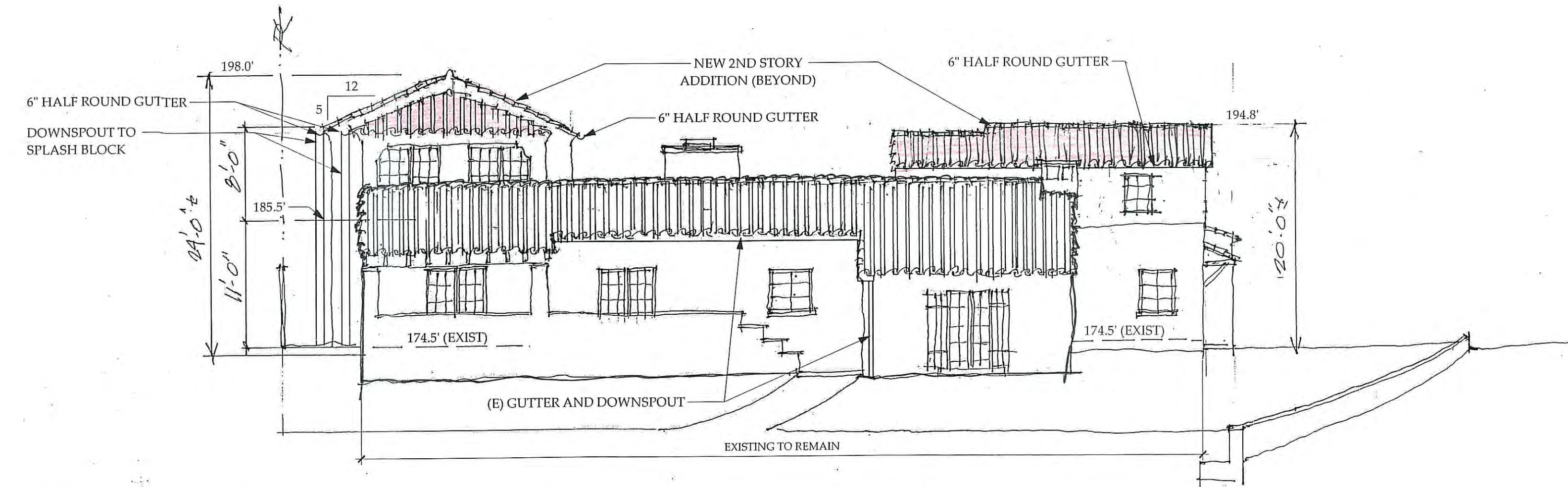
Architecture  
Preservation  
Interior Design



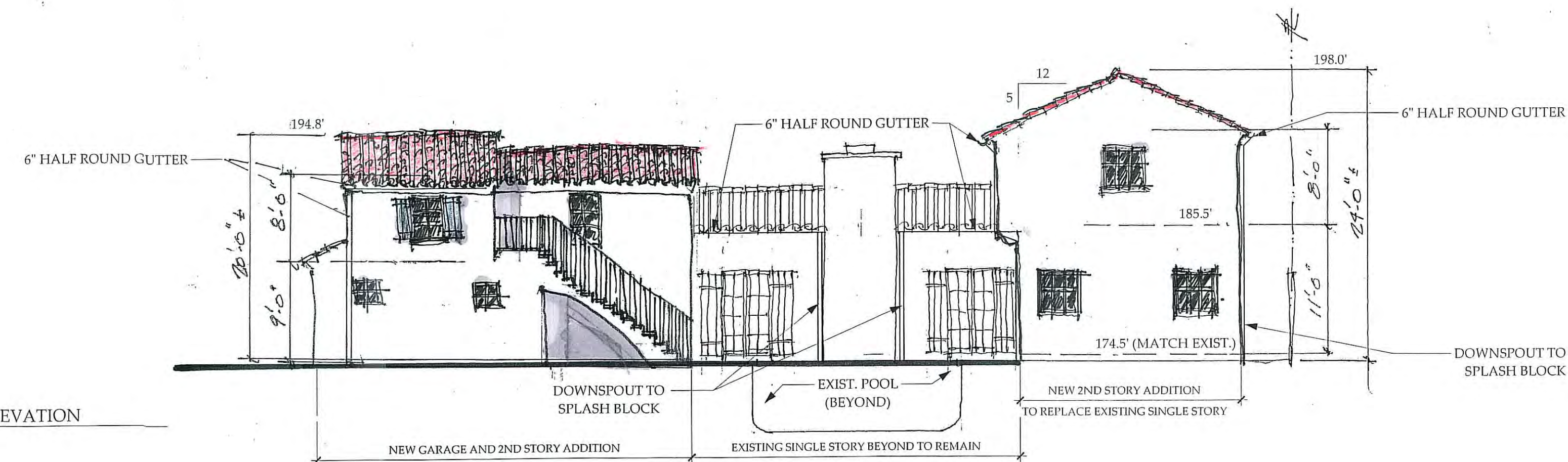
1 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



3 SOUTH ELEVATION  
1/8" = 1'-0"



4 WEST ELEVATION  
1/8" = 1'-0"



**Bennett + ASSOC.**

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La Jolla, CA 92037  
web: www.balajolla.com

ARCHITECTURE  
PRESERVATION  
INTERIOR DESIGN

## GLENISTER RESIDENCE

### SITE DEVELOPMENT PERMIT

7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE		
#	DATE	DESCRIPTION
1	10/24/2018	SDP SUBMITTAL
2	01/10/2019	SDP RE-SUBMITTAL

PROJECT: 2017-006

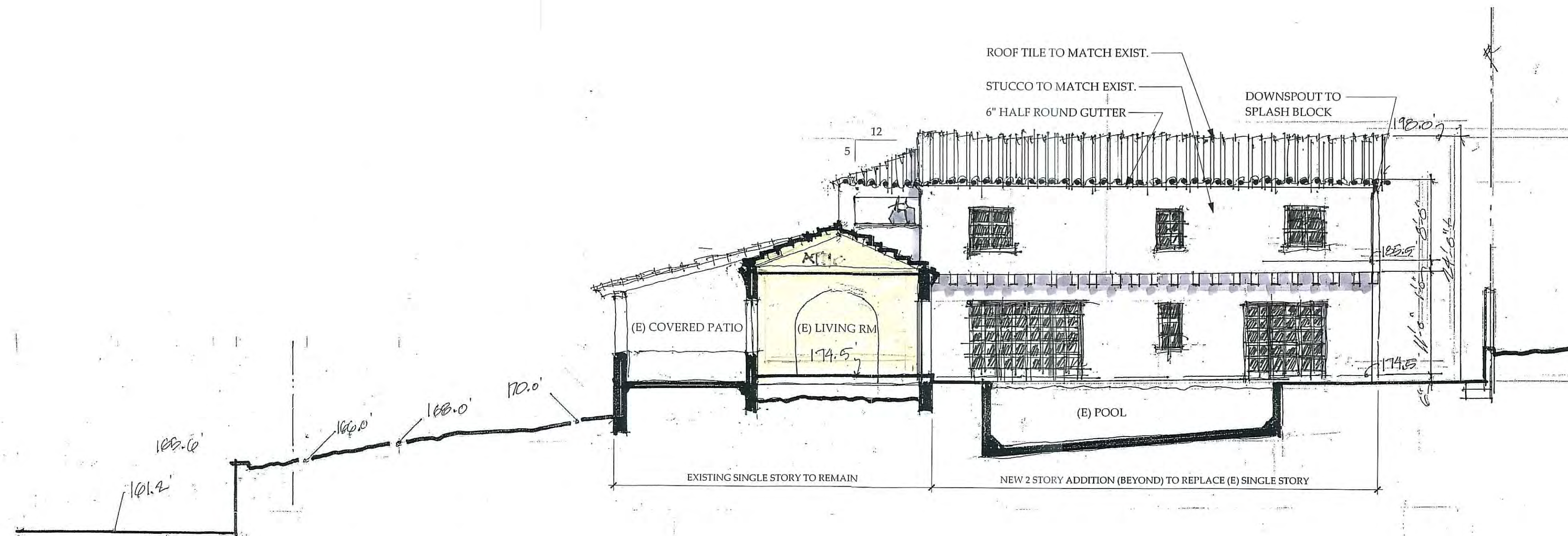
SHEET TITLE: EXTERIOR ELEVATION

SHEET NUMBER: 4 OF 9

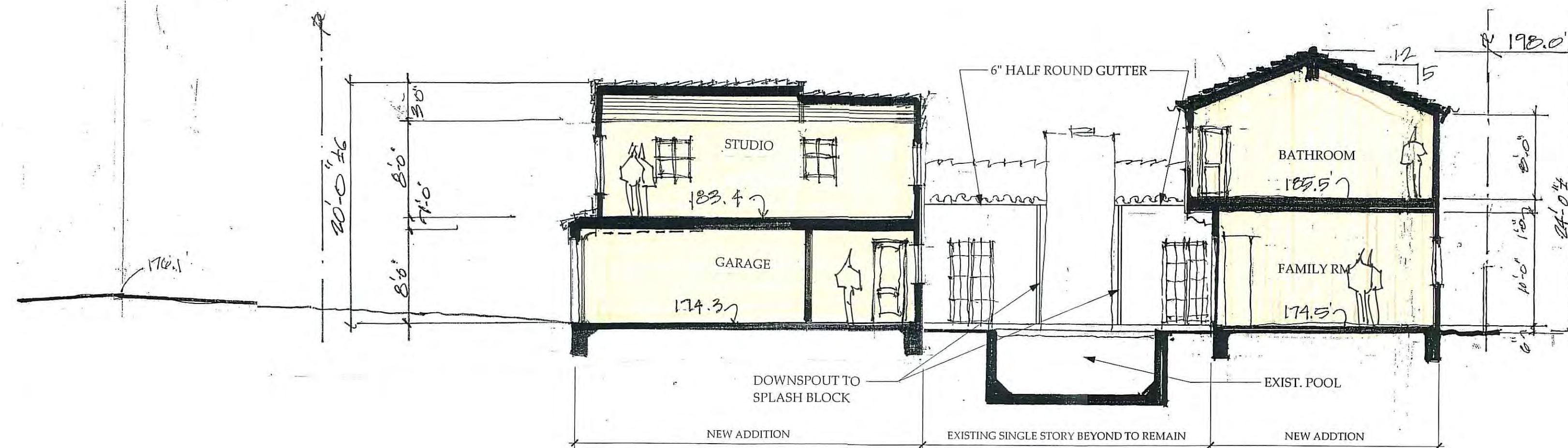
DATE: 01/10/2019

SDP-3

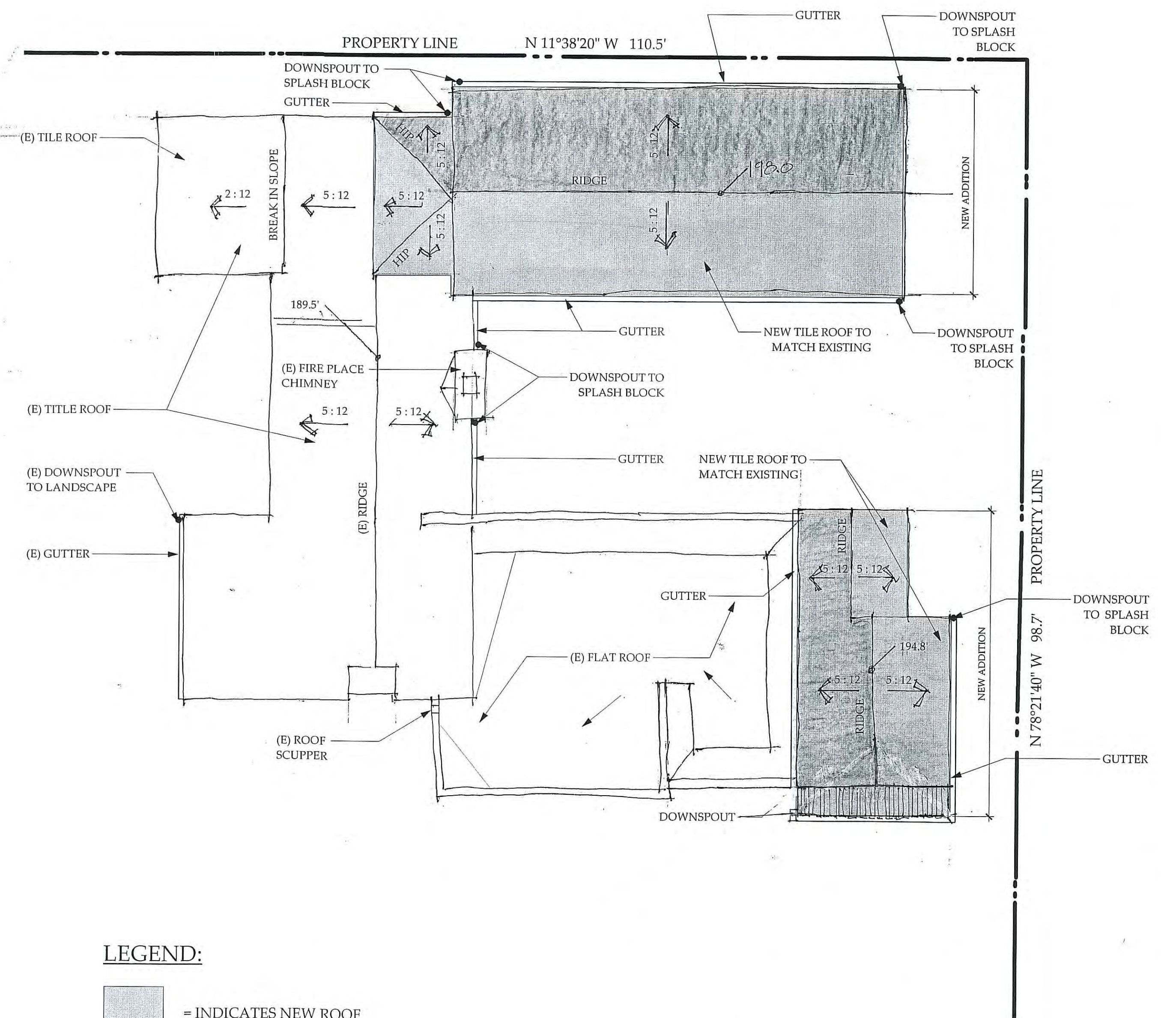




A SITE SECTION 'A'  
1/8" = 1'-0"



B SITE SECTION 'B'  
1/8" = 1'-0"



# LEGEND:

= INDICATES NEW ROOF

1 ROOF PLAN  
1/8" = 1'-0"

**Bennett + ASSOC.**

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Architecture  
Preservation  
Interior Design

LICENSED ARCHITECT  
FAY BENNETT, III  
No. C20963  
Ren. 10-31-19  
STATE OF CALIFORNIA

## GLENISTER RESIDENCE SITE DEVELOPMENT PERMIT 7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE			PROJECT #	DATE
#	DATE	DESCRIPTION	2017-006	01/10/2019
1	06/02/2018	SDP SUBMITTAL	SHEET TITLE:	
2	01/10/2019	SDP RE-SUBMITTAL	ROOF PLAN / SITE SECTIONS	
			SHEET NUMBER:	
			SDP-4	
			5 OF 9	





7801 LOOKOUT DRIVE



7777 LOOKOUT DRIVE



1 EAST-WEST STREET SECTION @ LOOKOUT DRIVE  
1/16" = 1'-0"



7777 LOOKOUT DRIVE



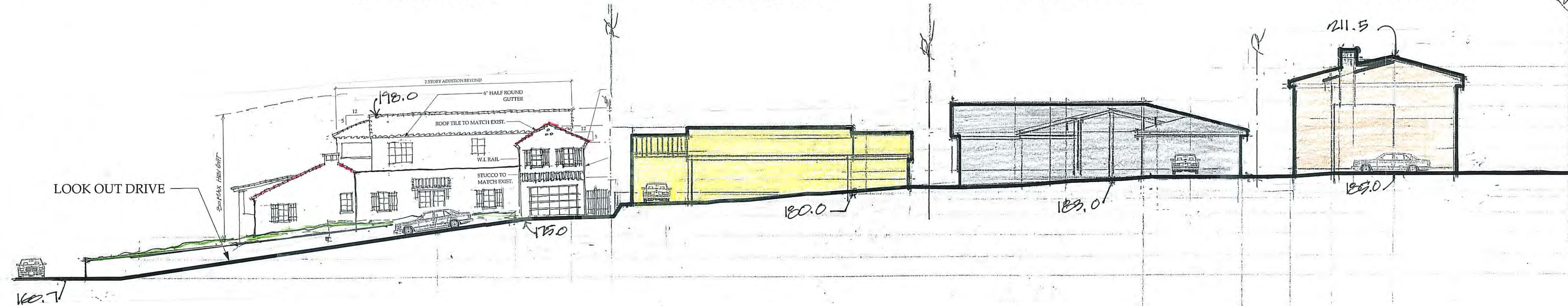
7741 LOOKOUT DRIVE



7737 LOOKOUT DRIVE



7731 LOOKOUT DRIVE



2 NORTH-SOUTH STREET SECTION @ LOOKOUT DRIVE  
1/16" = 1'-0"

**Bennett + ASSOC.**  
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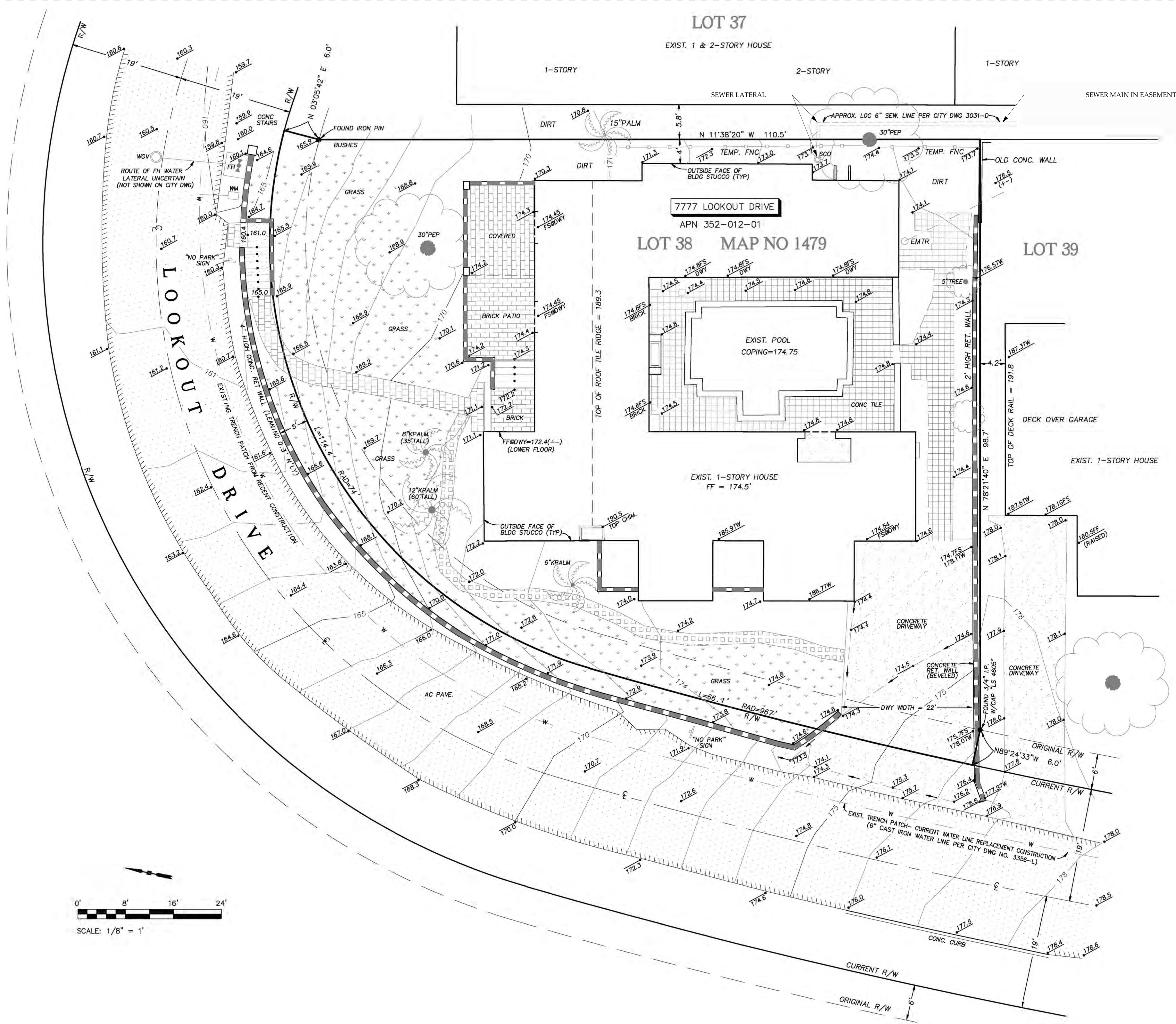
Architecture  
Preservation  
Interior Design



**GLENISTER RESIDENCE**  
SITE DEVELOPMENT PERMIT  
7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

ISSUE / REVISION SCHEDULE			PROJECT #:	DATE:
#	DATE	DESCRIPTION	2017-006	
			SHEET TITLE:	
			SITE SECTIONS	
			SHEET NUMBER:	
			PH-4	





## GLENISTER RESIDENCE

TOPOGRAPHIC SURVEY DATA - 1-29-18

SITE ADDRESS: 7777 LOOKOUT DRIVE, LA JOLLA, CA 92037  
ASSESSOR PARCEL NUMBER: 352-012-01  
"LOT" ACREAGE: 10,050 S.F. / 0.231 ACRES (GROSS)

### LEGAL DESCRIPTION:

LOT 38 OF LA JOLLA HILLS, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1479, AS FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY ON OCTOBER 10, 1912.

TOGETHER WITH THAT PORTION OF LOOKOUT DRIVE ADJOINING LOT 38 ON THE WEST AND NORTH AS CLOSED BY STREET VACATION RECORDED APRIL 11, 1979, AS FILE NO. 79-14896.

### BENCHMARK:

THE BENCHMARK USED FOR THE PURPOSES OF THIS PLAT IS A FOUND BRASS PLUG LOCATED IN THE TOP OF CURB AT THE SOUTHWEST CORNER OF SOLEDAD AVENUE & HILLSIDE DRIVE.

ELEVATION: 228.995' DATUM: MSL NGVD29  
RECORD FROM: CITY OF SAN DIEGO VERTICAL CONTROL BOOK

### SURVEYOR'S NOTES:

THE BOUNDARY DATA SHOWN HEREON REFLECTS DATA FROM RECORDED MAPS, FIXED ON FOUND MONUMENTS IN THE FIELD. A RECORD OF SURVEY MAP WILL BE REQUIRED IF MONUMENTS ARE TO BE SET AT ALL CORNERS OF THE PROPERTY INCLUDING STREET VACATION LIMITS. THIS IS NOT A FINAL BOUNDARY SURVEY.

NO TITLE REPORT WAS FURNISHED AT TIME OF SURVEY, THERE MAY BE EASEMENTS AND/OR AGREEMENTS IN PLACE THAT AFFECT THE SUBJECT PROPERTY.

DATE OF SURVEY:  
THIS SURVEY WAS PERFORMED ON THE GROUND BY ME ON  
DECEMBER 14, 2017

*Steven L. Woods*

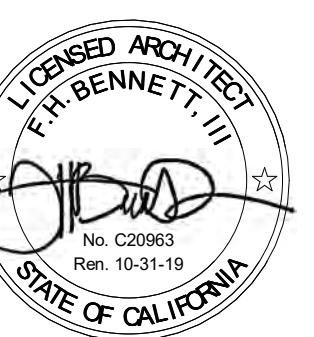
STEVEN L. WOODS, CALIF. P.L.S. NO. 6427

WOODS LAND SURVEYING, INC.  
2180 GARNET AVE., STE. 303  
SAN DIEGO, CA 92109  
(619) 273-4700



## Bennett+ASSOC.

7755 Fay Avenue, Suite C Architecture  
La Jolla, CA 92037 Preservation  
web: www.balajolla.com Interior Design



## GLENISTER RESIDENCE SITE DEVELOPMENT PERMIT

7777 LOOKOUT DRIVE, LA JOLLA, CA 92037

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1	10/24/2018	SDP SUBMITTAL
2	01/10/2019	SDP RE-SUBMITTAL

PROJECT #:  
2017-006

DATE:  
01/10/2019

SHEET TITLE:  
TOPOGRAPHIC  
SURVEY

SHEET NUMBER:  
SDP-6