

**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: 670812 / 8371 La Jolla Shores**

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- Address and APN(s):  
**8371 La Jolla Shores Drive, La Jolla, CA 92037; APN: 346-180-02-00**

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- Project contact name, phone, e-mail:  
**A.J. Remen, 858-454-4555, [aremen@balajolla.com](mailto:aremen@balajolla.com)**

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- Project description:  
**Single story addition to existing single story single family residence. Requesting confirmation that proposed improvements to existing single family residence meet the spirit and intent of La Jolla Shores Planned District REVIEW CRITERIA to be determined as “minor in scope “ and may be processed in accordance with Process One (building permit approval)**

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- In addition, provide the following:
  - lot size:  
**10,000 SF; 0.23 ac**

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  - existing structure square footage and FAR (if applicable):  
**2,526 SF (includes single story detached garage) 0.25 FAR**

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  - proposed square footage and FAR:  
**3,421 SF (895 SF addition) 0.34 FAR**

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  - existing and proposed setbacks on all sides:
 

<b>Front Yard Setback</b>	<b>Existing = 15 feet</b>	<b>Proposed = 15 feet (unchanged) (26 feet @ addition)</b>
<b>Rear Yard Setback</b>	<b>Existing = 19 feet</b>	<b>Proposed = 19 feet (unchanged) (19 feet @ addition)</b>
<b>Side Yard Setback (N)</b>	<b>Existing = 8 feet</b>	<b>Proposed = 8 feet (unchanged) (64 feet to addition)</b>
<b>Side Yard Setback (S)</b>	<b>Existing = 22 feet</b>	<b>Proposed = 5 feet</b>

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  - height if greater than 1-story (above finish floor):  
**Existing home is single story (@ 15.5 feet to existing ridge), addition will also be single story, ranging from 13 – 14 feet to ridge**

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**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;
  - 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](http://www.sandiego.gov/planning)





**DATE:**  
10/21/2020

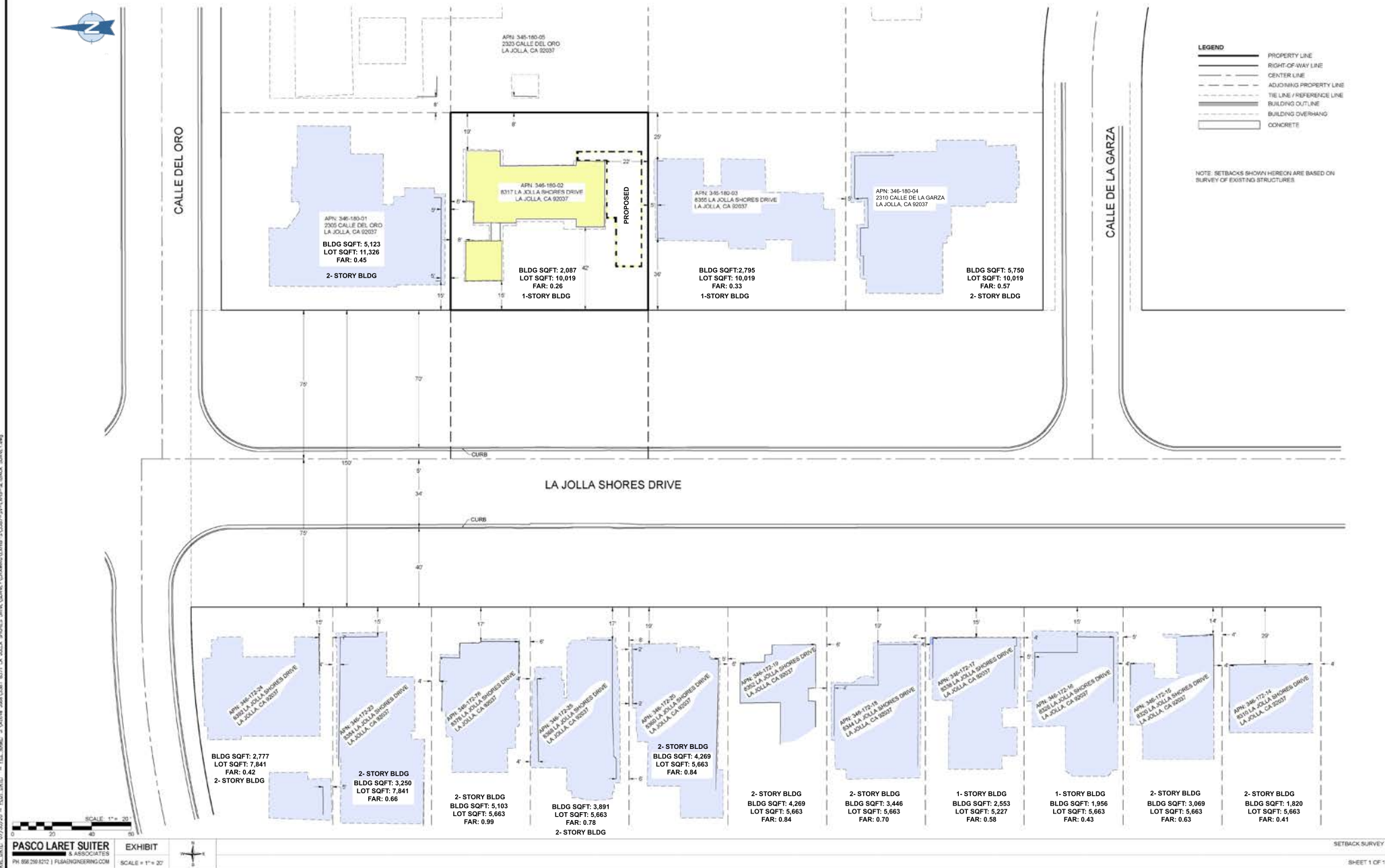
**McCord Residence - 8371 La Jolla Shores Drive**  
PRESENTATION - LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

**Bennett+ASSOC.**

7755 Fay Avenue, Suite C  
La Jolla, CA 92037  
Architecture  
Interior Design



## SETBACK SURVEY -- 8371 LA JOLLA SHORES DRIVE



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# NEIGHBORHOOD BUILDING DATA

SITE ADDRESS	BLDG SQFT WITH 500sqft GARAGE	ACRE LOT SIZE	F.A.R.	STORIES	MINIMUM SIDEYARD SETBACK
<b>LA JOLLA SHORES DRIVE</b>					
8355	2,795	10,019	0.33	1	5 FT
8317	3,421	10,000	0.34	1	5 FT
8392	2,777	7,841	0.42	2	5 FT
8384	3,250	5,663	0.66	2	4 FT
8376	5,103	5,663	0.99	2	4 FT
8368	3,891	5,663	0.78	2	4 FT
8360	4,269	5,663	0.84	2	2 FT
8352	4,269	5,663	0.84	2+	6 FT
8344	3,446	5,663	0.70	2	4 FT
8338	2,553	5,227	0.58	1	4 FT
8328	1,956	5,663	0.43	1	5 FT
8320	3,069	5,663	0.63	2	4 FT
8310	1,820	5,663	0.41	2	4 FT
<b>CALLE DEL ORO</b>					
2305	5,123	11,326	0.50	2	5 FT *
<b>CALLE DE LA GARZA</b>					
2310	5,750	10,019	0.62	2	5 FT

\* BECAUSE OF CORNER LOT CONFIGURATION AT 2305 CALLE DE ORO, THE 5FT. SETBACK IS AT REAR YARD. THIS 5 FT. BUILDING SETBACK IS ALONG COMMON PROPERTY LINE WITH SUBJECT PROPERTY'S SIDE YARD

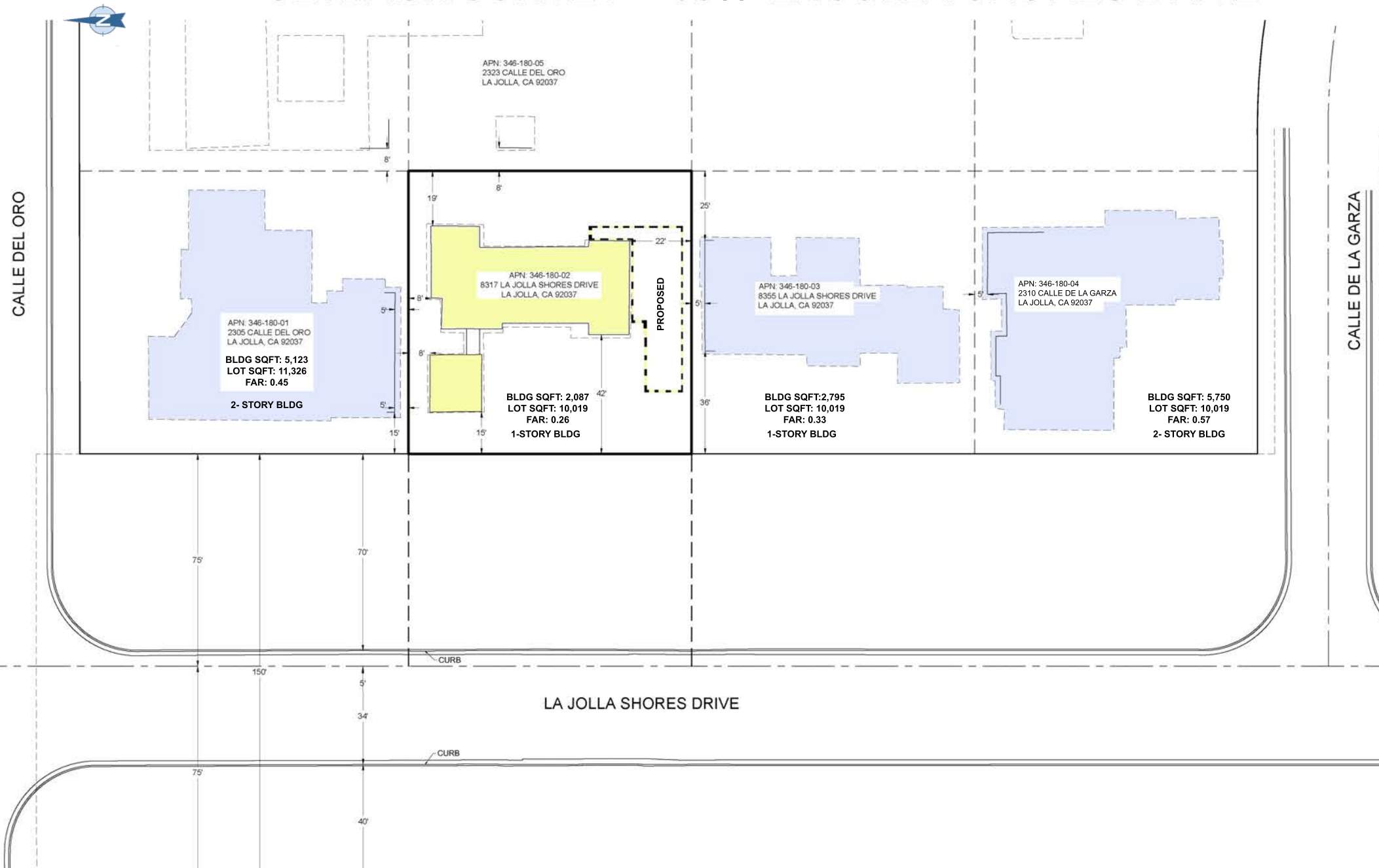
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10/21/2020

**McCORD RESIDENCE - 8371 LA JOLLA SHORES DRIVE**  
PRESENTATION - LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

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# SETBACK SURVEY -- 8317 LA JOLLA SHORES DRIVE

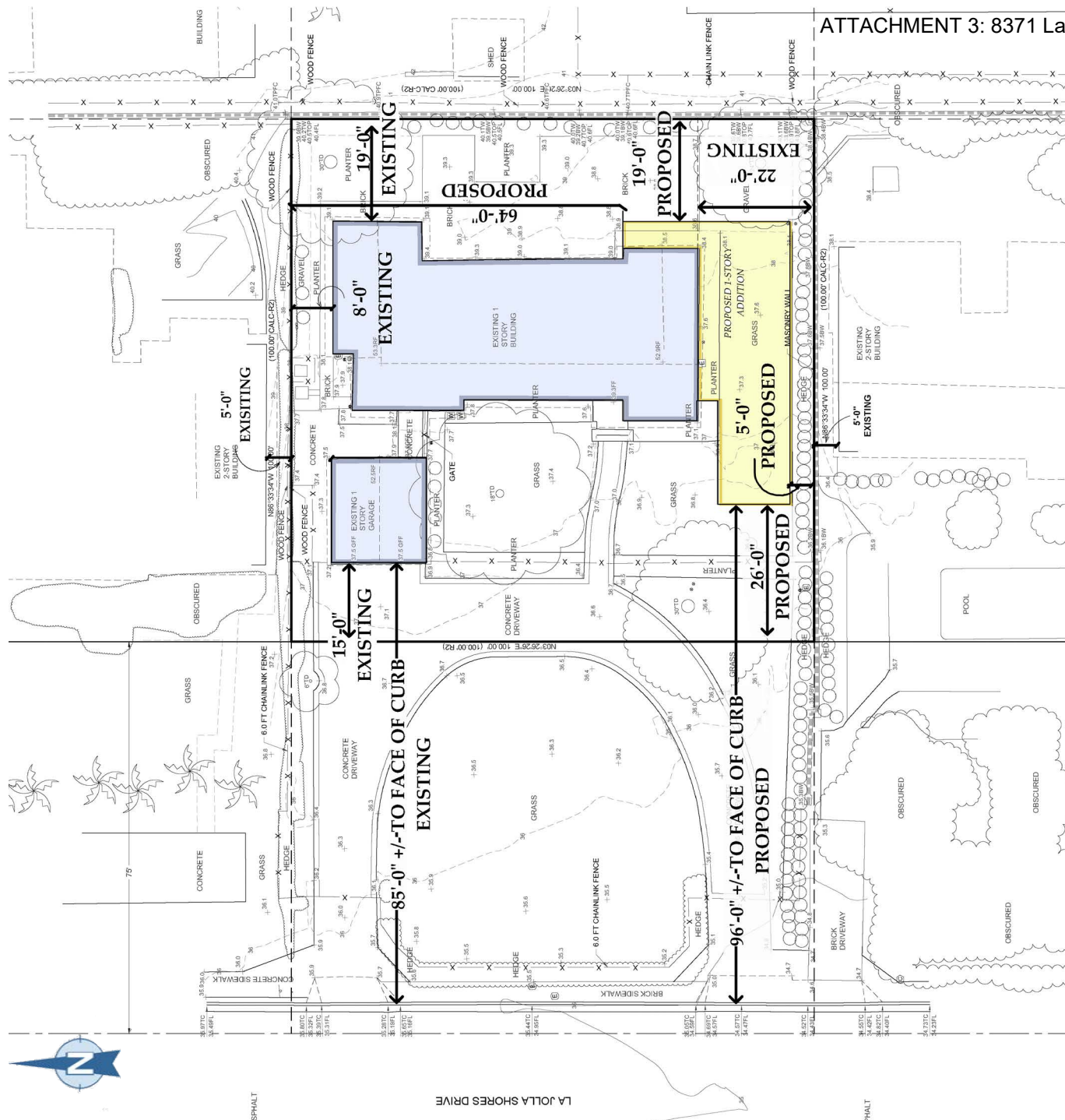


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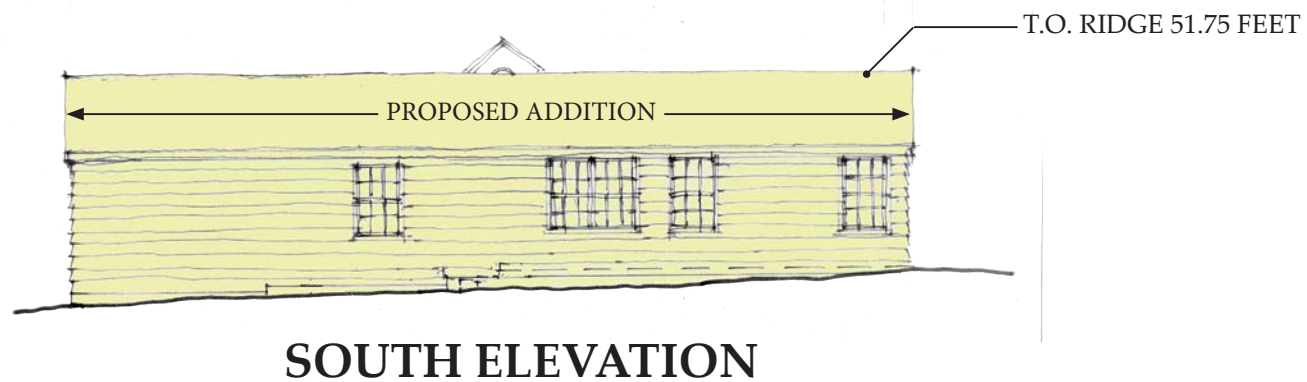
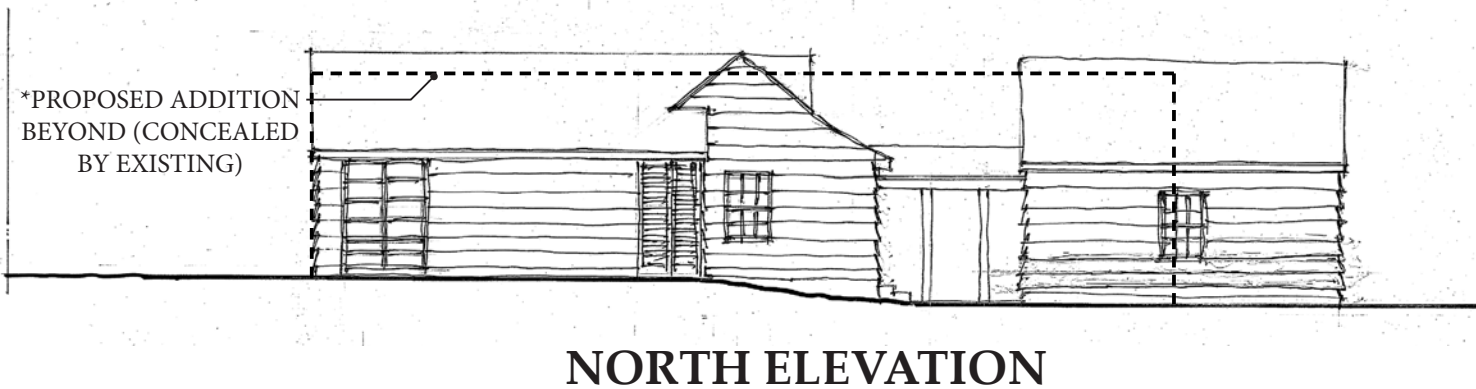
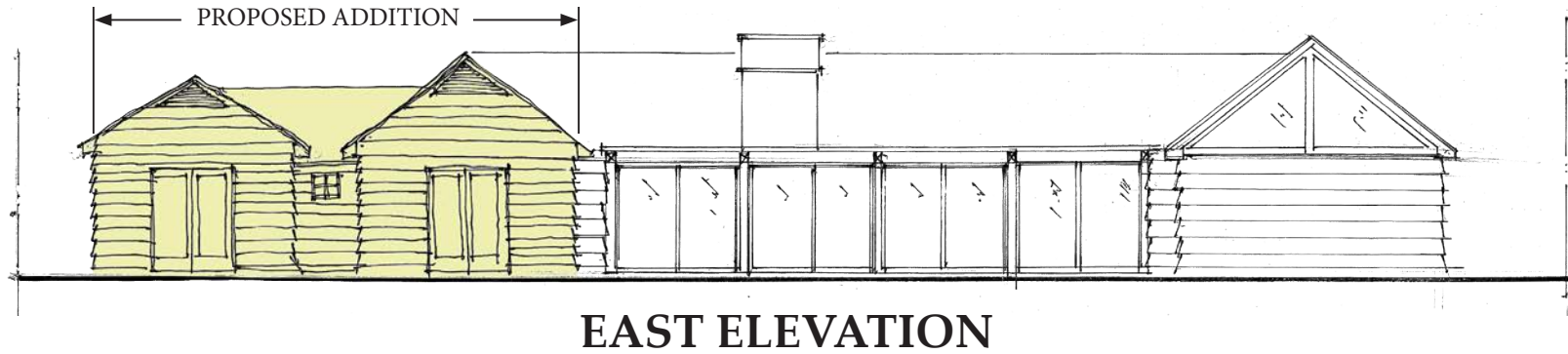
# LA JOLLA SHORES DRIVE - STREET ELEVATION



# BUILDING SECTION

DATE:  
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**McCord Residence - 8371 La Jolla Shores Drive**  
Presentation - La Jolla Shores Planned District Advisory Board



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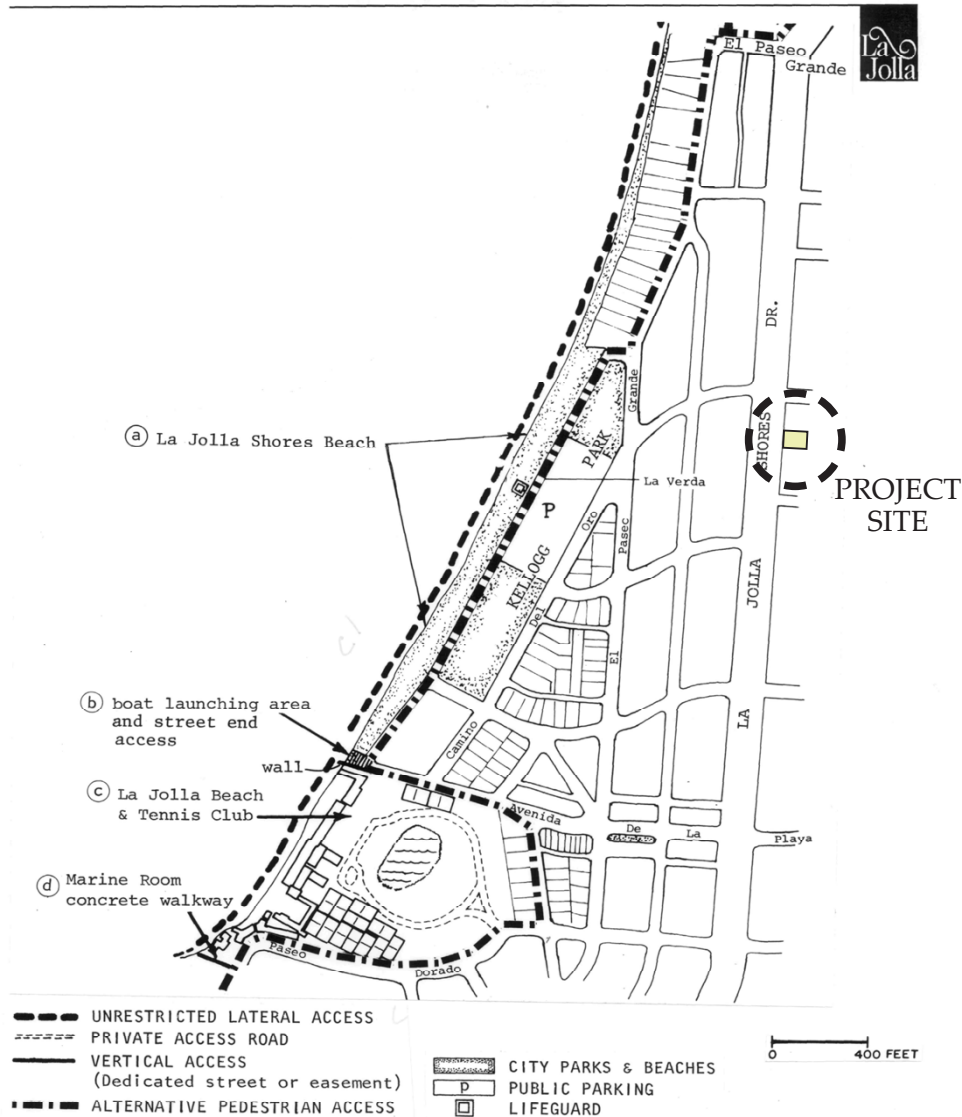
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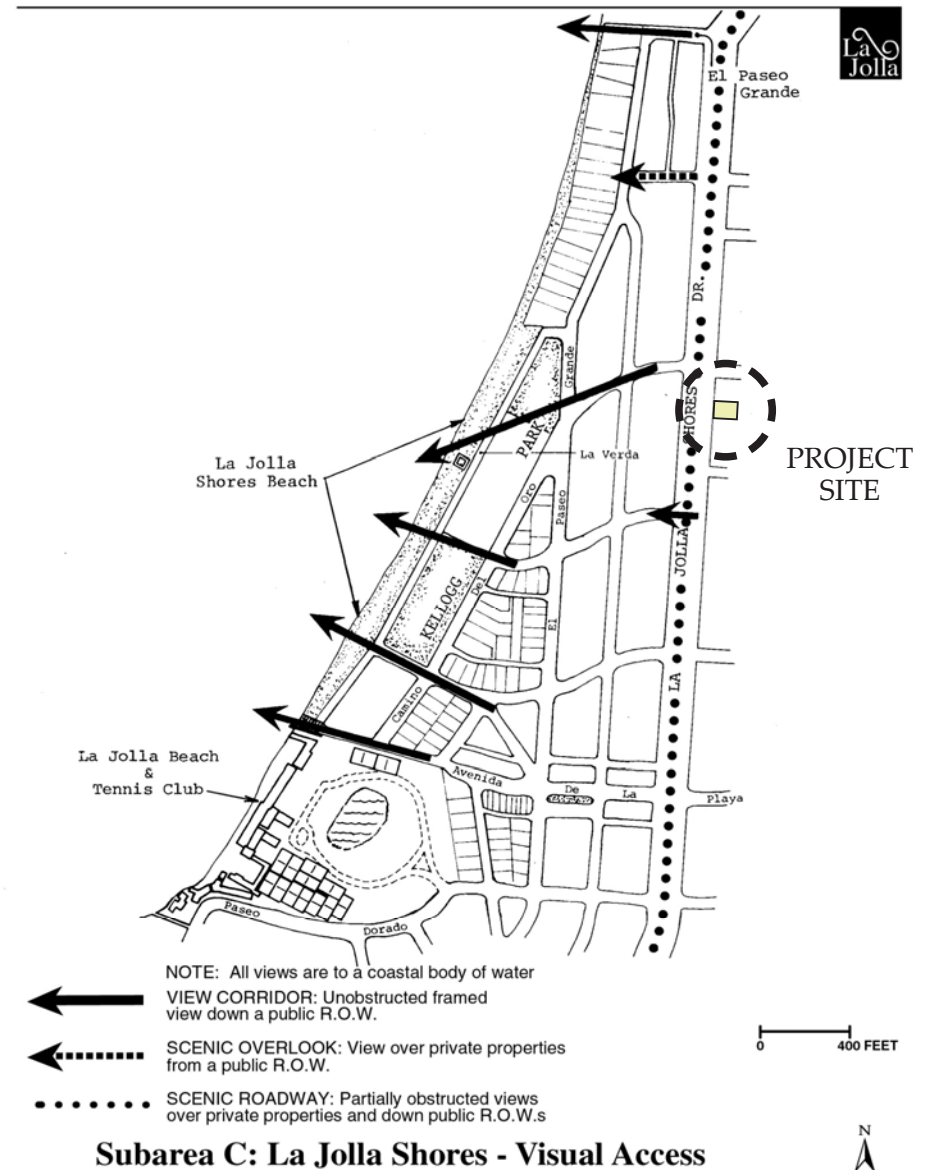
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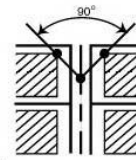
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1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellentown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr.  
(looking south from the vicinity of  
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)

**View Cone**

Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline.



note: All views are to a coastal body of water

**View Corridor**

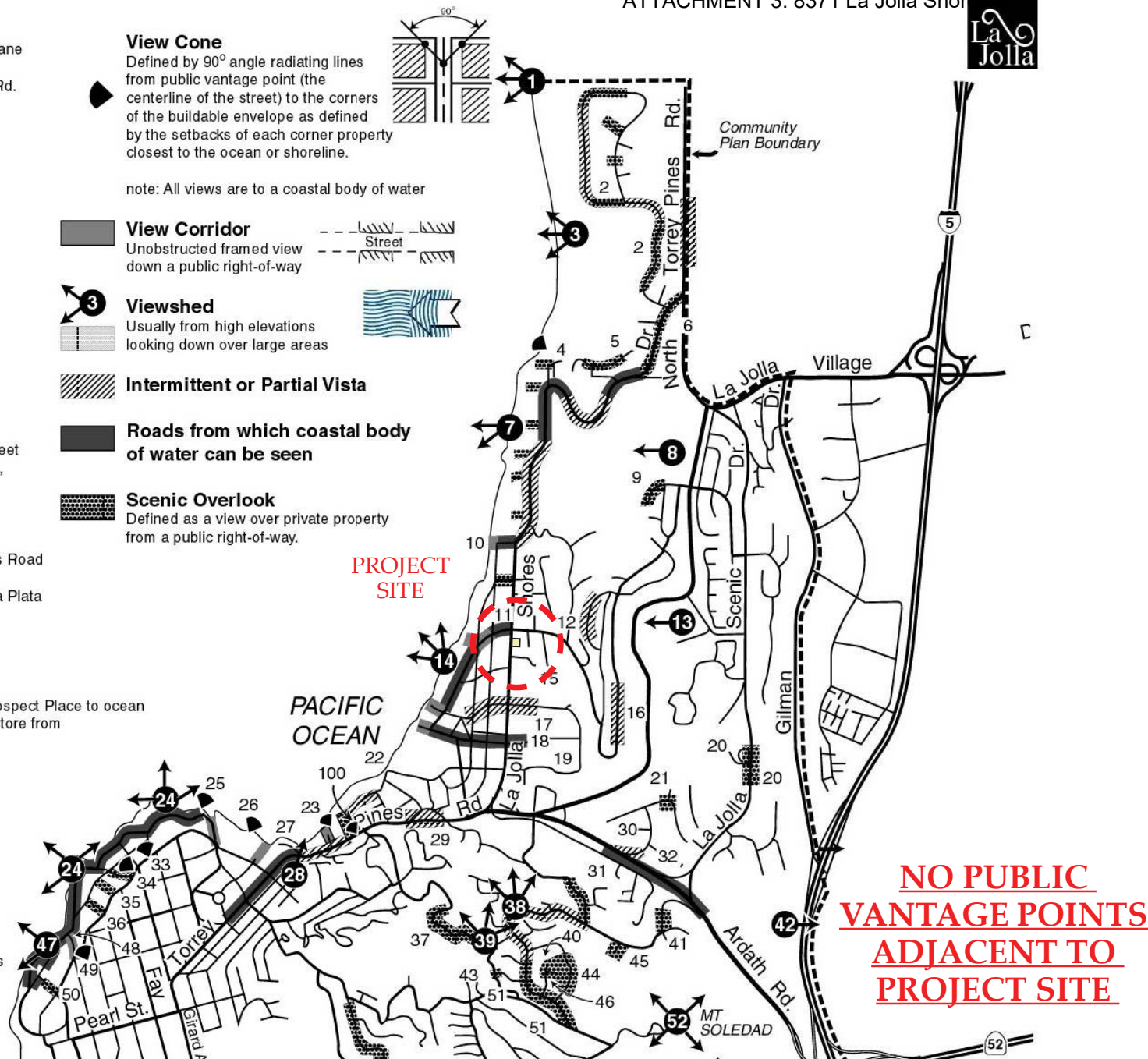
Unobstructed framed view down a public right-of-way

**Viewshed**

Usually from high elevations looking down over large areas

**Intermittent or Partial Vista****Roads from which coastal body of water can be seen****Scenic Overlook**

Defined as a view over private property from a public right-of-way.

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# DESIGN SUMMARY

## A. 'Bulk and Scale'

- Respect the existing massing of the house
- Utilize existing ridge lines as references for layout of addition such that addition is comparable scale to existing home
- Maintain integrity of adjacent houses and corresponding setbacks; project only proposes change at southern setback, which matches setbacks of neighboring homes
- 12 out of 14 adjacent homes have FARs greater than that of what is proposed for project
- With exception of one house (8635 La Jolla Shores Dr) the proposed lot coverage is **less** than all other properties adjacent to and directly across the street to the subject property

## B. Historic Integrity

- Assume existing home is considered 'potentially historic' given age of house and work done by Master Architect Roy Drew
- Design respects historic integrity of home by addition adhering to Secretary of Interior's Standards for Treatment of Historic Properties.
- Owner's intend to pursue local historic designation upon completion of project.

## C. Visibility Impact

- The proposed single story addition is 95ft. from the face of the curb with very little visibility from the only public right-of-way and is clearly in general conformance with those in the vicinity.
- The height of the proposed addition is less than the existing house (to remain) and is clearly in general conformance with those in the vicinity

## D. Architectural Character

- Addition will be of similar massing and architectural character to existing home, with changes to scale of exterior finishes (siding dimensions) only as required to comply with Secretary of Interior's Standards.

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# **EXHIBIT SUMMARY**

## **IB 621 - REVIEW CRITERIA**

### **A. Size of the Addition**

- Existing overall Gross Floor Area (GFA) – 2,526 sq.ft. (includes single story detached garage)
- Existing Floor Area Ratio (FAR) .25 (10,000 sq.ft. lot)
- Proposed addition of 895 sq.ft., equates to a new GFA of 3,421sq.ft.
- Proposed Floor Area Ratio (FAR) .34 (10,000 sq.ft. lot)

### **B. Visibility of proposed addition from adjacent public rights-of-way (ROW)**

- The front setback, from the existing Garage and House to the face of curb at street is 85 ft., at its closest distance.
- The proposed front setback, from the proposed addition to the face of curb at street, is 96 ft.

### **C. Increases in height from existing development on site**

- Existing structure is single story with highest roof ridge is approximately 15 feet - 6 inches, above existing grade with an additional 3 ft. for existing fireplace chimney, overall maximum height is approximately 18 feet-6 inches.
- Proposed structure is single story with highest roof ridge approximately 14 feet above existing grade.

### **D. Reduction of existing building and structure setbacks**

- Existing front yard setback to front property line is 15 ft.
- At addition, proposed front yard setback to front Property line is 26 ft.
- Existing rear yard setback is 19ft.
- At new addition, proposed rear yard setback is 19 ft. ft.
- Existing North side yard setback is 8 ft.
- At addition, proposed north side yard setback is **64ft.**
- Existing south side yard setback is 22 feet.
- *At addition, proposed south side yard setback is 5 ft.*

### **E. Increased lot coverage from exist. development on site**

- Existing lot coverage: 25%
- Proposed lot coverage: 34%

### **F. Impacts to public views from public rights-of-way and other public vantage points**

- There are NO impacts to public views from public rights-of-way and other public vantage points at the existing house or the proposed addition.

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