

La Jolla Shores Planned District Advisory Board (LJSPDAB) Online Virtual Meeting

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number and Project Name (only submitted projects can be heard as action items): PTS: 589178; Lookout – Lot 2
- Address and APN(s): 7729 Lookout Dr. La Jolla, CA 92037; APN: 352-012-17-00
- Project contact name, phone, e-mail: Nick Wilson, 858-459-9291, nwilson@islandarch.com
- Project description: New SFD 3,849sf, 507sf garage, 1,011sf full basement
- Please indicate the action you are seeking from the Advisory Board:
 - ☐ Recommendation that the Project is minor in scope (Process 1)
 - ☐ Recommendation of approval of a Site Development Permit (SDP)
 - ☒ Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - ☐ Other: _____
- In addition, provide the following:
 - lot size: 5,154sf
 - existing structure square footage and FAR (if applicable): N/A
 - proposed square footage and FAR: 4,860sf; FAR: 0.75 (basement not included)
 - existing and proposed setbacks on all sides: F 10'-2", S1 4'-0", S2 6'-0", R 7'-3"
 - height if greater than 1-story (above ground): 26'-0 3/8"

For Information Items *(For projects seeking input and direction. No action at this time)*

- 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 Advisory Board 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: <https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> 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 such as letter and emails 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 Advisory Board members 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 no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Senior Planner
mpangilinan@sandiego.gov
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293

PROJCT INFORMATION:

Address:
Lookout Dr.
La Jolla, CA 92037

Zoning:

LJSPD-SF

APN:
352-012-17-00

Lot Size:
5,154 sf

Gross Floor Area:
3,849 sf

FAR:
0.75

Rule/ Regulation	Allowed per LJSPDO	Proposed Condition	Status
Height	30'-0"	26'-0 3/8"	Complies
Setback	Neighborhood Conformity		
Front	*min. 0'-0"; avg. 17'-11"	10'-2"	Conforms
Side 1	*min. 0'-0"; avg. 6'-10"	4'-0"	Conforms
Side 2	*min. 0'-0"; avg. 6'-7"	6'-0"	Conforms
Rear	*min. 1'-10"; avg. 30'-8"	7'-3"	Conforms
Lot Coverage per SDMC 1510.0304(d)	60% Max	50%	Complies
Landscape Ratio	30% Min	30%	Complies

*min. and avg. are based on all homes, not just redeveloped homes since the PDO was established

SQUARE FOOTAGE CHART:

	Gross Floor Area (GFA) (SF)	Excluded from GFA (SF)	Subtotal (SF)
Basement	-	1,011	1,011
Main Level	2,132	-	2,132
Garage	507	-	507
Upper Level	1,210	-	1,210
Terraces	-	214	214
Subtotal	3,849	1,225	5,074

FAR calculations per SDMC 113.0234

COMPLIANCE CHART**LOOKOUT - LOT 2**

Lookout Dr. La Jolla, CA 92037
DATE: 03/15/2021

MAP SCALE: 1" = 20' N



* PER WESTERN RESOURCES TITLE REPORT & SAN DIEGO BUILDING RECORDS DEPT

** 250 SQ FT ADDED PER GARAGE PARKING SPACE

*** GROSS FLOOR AREA AND FLOOR AREA RATION PER SAN DIEGO MUNICIPAL CODE SECTION 113.02

SURVEY PRODUCED BY COFFEY ENGINEERING WITH COUNTY ASSESSOR'S PARCEL MAP AND VISUAL SURVEYS

Map #	Site Address	Building sq ft w/o Garage*	FAR w/o Garage	Building sq ft w/ Garage**	FAR w/ Garage ***	Lot Size (sq ft)	Levels	Set Back			
								Front	Side	Rear	
4	7811 HILLSIDE DR	2,248	0.30	2,748	0.37	7,396	1	6'-1"	0'-5"	11'-4"	25'-10"
5	7740 HILLSIDE DR	3,028	0.14	3,528	0.17	21,092	1	33'-3"	34'-8"	25'-9"	19'-1"
6	7734 HILLSIDE DR	4,164	0.49	4,914	0.58	8,451	1	9'-9"	5'-5"	3'-1"	5'-4"
7	HILLSIDE DR					10,202					
8	7719 HILLSIDE DR	2,380	0.23	2,630	0.26	10,202	2	10'-8"	3'-0"	10'-1"	26'-10"
9	7721 HILLSIDE DR	4,198	0.44	4,448	0.46	9,601	2	11'-0"	1'-5"	3'-10"	53'-5"
10	7711 HILLSIDE DR	2,160	0.22	2,410	0.25	9,601	1	17'-7"	2'-0"	3'-1"	54'-1"
11	7705 HILLSIDE DR	2,186	0.26	2,436	0.29	8,281	1	15'-4"	7'-0"	1'-5"	41'-0"
12	1940 SOLEDAD AVE	1,874	0.19	2,124	0.21	9,901	2	13'-9"	0'-0"	18'-1"	1'-10"
14	7728 LOOKOUT DR	2,992	0.53	3,242	0.58	5,624	2	8'-5"	10'-10"	2'-10"	23'-9"
16	7794 LOOKOUT DR	2,572	0.17	3,072	0.21	14,867	2	7'-5"	3'-2"	2'-1"	58'-9"
17	7796 LOOKOUT DR	3,456	0.26	3,956	0.30	13,338	2	11'-8"	11'-6"	3'-11"	51'-2"
18	7801 HILLSIDE DR	4,583	0.30	5,083	0.33	15,359	2	9'-8"	37'-0"	2'-7"	44'-3"
19	7762 LOOKOUT DR	5,545	0.16	6,045	0.18	33,977	2	0'-0"	23'-0"	22'-3"	88'-0"
20	7772 LOOKOUT DR	3,596	0.17	4,096	0.20	20,600	2	122'-0"	4'-4"	3'-11"	100'-7"
21	7780 LOOKOUT DR	3,269	0.26	3,769	0.30	12,663	2	52'-10"	3'-7"	7'-0"	43'-10"
24	7732 LOOKOUT DR	3,331	0.39	3,831	0.45	8,530	3	5'-2"	7'-5"	43'-9"	17'-7"
25	7750 LOOKOUT DR	5,348	0.61	5,848	0.67	8,821	3	12'-11"	6'-0"	6'-5"	43'-0"
26	7777 LOOKOUT DR	2,825	0.33	3,075	0.36	8,438	1	15'-0"	11'-11"	4'-9"	8'-0"
27	7741 LOOKOUT DR	1,574	0.20	1,824	0.23	7,950	1	29'-6"	6'-8"	3'-3"	31'-0"
28	7737 LOOKOUT DR	3,161	0.36	3,661	0.42	8,773	1	13'-11"	6'-3"	2'-6"	38'-9"
29	7717 LOOKOUT DR	1,914	0.21	2,414	0.27	9,039	1	13'-0"	9'-6"	3'-3"	28'-9"
30	7711 LOOKOUT DR	3,118	0.31	3,618	0.36	10,045	2	14'-3"	6'-0"	15'-2"	6'-5"
31	7847 LOOKOUT DR	2,261	0.60	2,761	0.73	3,764	2	3'-7"	3'-2"	0'-0"	31'-11"
32	7809 LOOKOUT DR	2,064	0.33	2,564	0.42	6,168	1	12'-8"	11'-11"	5'-3"	5'-8"
33	7801 LOOKOUT DR	3,955	0.69	4,455	0.78	5,702	3	11'-5"	10'-7"	8'-5"	3'-2"
34	7727 LOOKOUT DR (Lot 1)	3,092	0.22	3,592	0.25	14,181	1	132'-9"	1'-11"	3'-3"	18'-8"
35	LOT 2 (PROPOSED)	3,342	0.65	3,849	0.75	5,154	3	10'-2"	4'-0"	6'-0"	7'-3"
36	7731 LOOKOUT DR	3,313	0.65	3,813	0.75	5,097	2	18'-0"	1'-3"	9'-11"	8'-1"
37	LOT 4					7,816					
38	LOT 5 (PROPOSED)	2,647	0.52	2,673	0.53	5,045	2	6'-1 1/2"	6'-1 1/2"	4'-8"	5'-0"
39	7819 LOOKOUT DR	3,056	0.45	3,806	0.56	6,819	2	6'-0"	4'-0"	6'-0"	4'-0"
40	2020 SOLEDAD AVE	2,072	0.25	2,572	0.31	8,263	2	15'-0"	4'-0"	4'-0"	4'-0"
43	7810 LOOKOUT DR	3,783	0.30	4,283	0.34	12,750	2	1'-9"	7'-3"	3'-9"	64'-4"
44	7816 LOOKOUT DR	1,711	0.12	2,211	0.15	14,440	2	7'-11"	3'-2"	2'-2"	84'-9"
45	7820 LOOKOUT DR	8,374	0.58	8,874	0.61	14,492	1	16'-6"	3'-10"	6'-0"	96'-0"
46	7868 LOOKOUT DR	3,646	0.21	4,146	0.24	17,502	2	7'-5"	11'-5"	15'-1"	94'-2"
47	7872 LOOKOUT DR	3,790	0.16	4,290	0.18	24,394	2	9'-0"	11'-0"	1'-0"	138'-7"
48	7878 LOOKOUT DR	3,518	0.13	4,018	0.15	26,136	2	84'-9"	14'-8"	4'-2"	81'-7"
49	1925 SOLEDAD AVE	5,317	0.54	5,817	0.59	9,788	3	16'-2"	7'-2"	3'-0"	26'-8"
50	2005 SOLEDAD AVE	2,636	0.27	3,136	0.32	9,749	2	29'-1"	3'-1"	2'-2"	5'-3"
51	2019 SOLEDAD AVE	3,436	0.35	3,936	0.40	9,749	2	0'-0"	2'-0"	2'-0"	2'-0"
55	2038 SOLEDAD AVE	4,144	0.48	4,894	0.56	8,696	2	4'-6"	12'-4"	0'-0"	20'-10"
56	2028 SOLEDAD AVE	2,547	0.36	3,047	0.43	7,083	3	4'-0"	1'-6"	7'-1"	5'-8"
Average		3,135	0.33	3,580	0.38	10,854		17'-11"	6'-10"	6'-7"	30'-8"
Total							26	12	38	5	

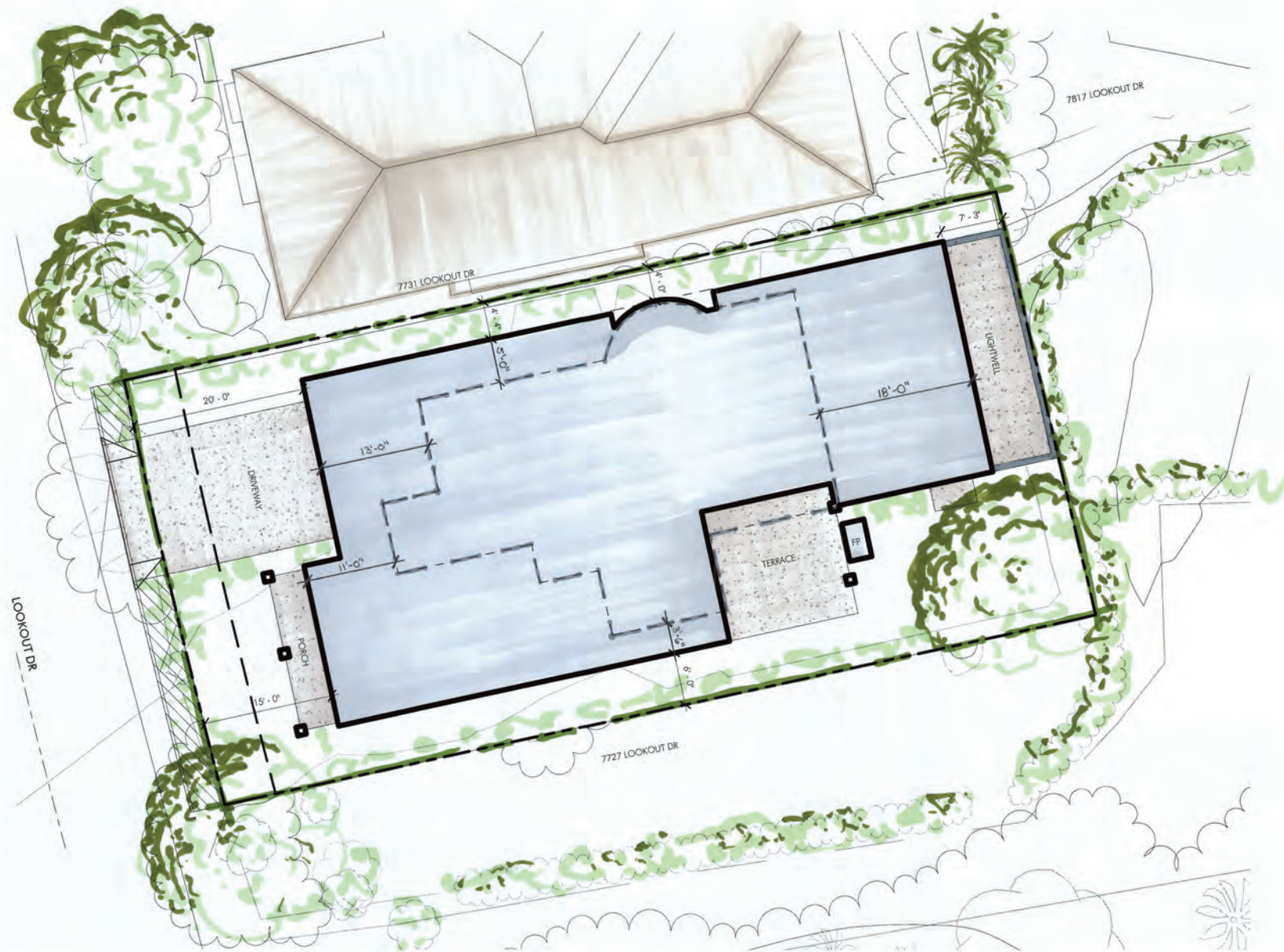
LOOKOUT LOT 2

7729 LOOKOUT DR, LA JOLLA, CA 92037

Date: 08/28/2018 UPDATED PROJECT DATA 03/09/2021

ISLAND
ARCHITECTS

858.459.9291 858.456.0351 www.islandarch.com



SITE PLAN
LJSAB Meeting
SCALE: 1/8" = 1'-0"

LOOKOUT - LOT 2

Lookout Dr. La Jolla, CA 92037
DATE: 03/16/2021

30' COASTAL HEIGHT LIMIT



ELEVATION: WEST
LJSAB Meeting
SCALE: 1/4" = 1'-0"

LOOKOUT - LOT 2

Lookout Dr. La Jolla, CA 92037
DATE: 03/16/2021

30' COASTAL HEIGHT LIMIT



ELEVATION: SOUTH
LJSAB Meeting
SCALE: 1/4" = 1'-0"

LOOKOUT - LOT 2

Lookout Dr. La Jolla, CA 92037
DATE: 03/16/2021



ELEVATION: EAST
LJSAB Meeting
SCALE: 1/4" = 1'-0"

LOOKOUT - LOT 2

Lookout Dr. La Jolla, CA 92037
DATE: 03/16/2021

30' COASTAL HEIGHT LIMIT



ELEVATION: NORTH
LJSAB Meeting
SCALE: 1/4" = 1'-0"

LOOKOUT - LOT 2

Lookout Dr. La Jolla, CA 92037
DATE: 03/16/2021