

La Jolla Shores Planned District Advisory Board
La Jolla Recreation Center
615 Prospect Street, La Jolla CA 92037

Please provide the following information for calendaring on an upcoming La Jolla Shores Planned District Advisory Board meeting.

Information Items

- Project name ESTEREL RESIDENCE
- 7857 Esterel Dr, La Jolla and APN 346-610-12-00
- Project contact name, Mehrdad Hemmati, 858-459-5665, MSAINC@GMAIL.COM
- Project description, plus
 - lot size 20,197 SQFT
 - existing structure square footage 3462.3 SQFT and FAR 0.17
 - proposed square footage 1000 SQFT and FAR 0.22
 - existing and proposed setbacks on all sides 10 FT TO NORTH, 7 FT TO SOUTH PROPERTY LINE, 20FT TO STREET, AND REAR 90FT
 - height if greater than 1-story (above ground) 26FT
- Project aspect(s) that the applicant team is seeking Trustee direction on. A SINGLE STORY GABLE ROOF, COVERED DECKING WITH ROOF AND TRELLIS

Action Items

- Project PTS number from Development Services and project name #591578 SUBMITTED IN DEC. 2017
- Address : 7857 ESTEREL DR, and APN: 346-610-12-00
- Project contact name, Mehrdad Hemmati, 858-459-5665, MSAINC@GMAIL.COM
- Project description, plus
 - lot size 20,197 SQFT
 - existing structure square footage 3462.3 SQFT and FAR 0.17
 - proposed square footage 44625 SQFT and FAR 0.22
 - existing and proposed setbacks on all sides, 10', 7', 20' FRONT AND 90' REAR
 - height SINGLE STORY

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.

Marlon I. Pangilinan
Senior Planner
Planning Department
1010 Second Avenue, Ste 1100 MS 413
San Diego CA 92101
619-235-5293
www.sandiego.gov/planning

December 14, 2017

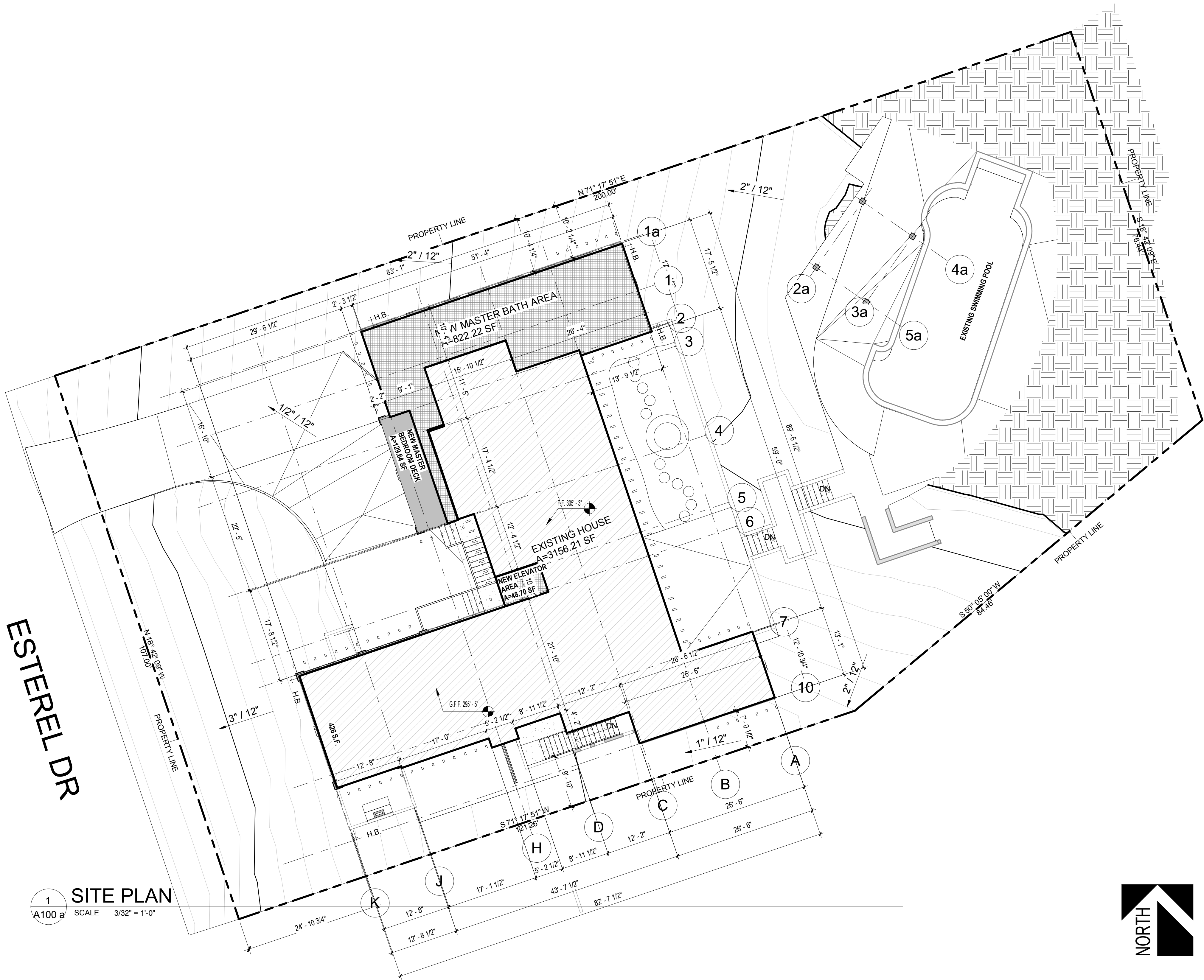
To: Mehrdad Hemmati

From: Dick Dahlberg
Chair, Azure Coast Unit 1 CC&R Committee

Subject: Remodel at 7857 Esterel Dr.

Our committee has reviewed the proposed remodel at 7857 Esterel Dr. and have concluded that the proposal will not significantly affect the views of the neighbors, and that it is otherwise consistent with the CC&Rs. Our conclusion was based on the story poles you erected which showed that the north-south roof ridge line would be elevated by about 3 ft. Other proposed changes were not significant.

Regards, Dick Dahlberg



DEVELOPMENT SUMMARY

Area Schedule (Gross Building)		
Name	Level	Area
EXISTING STORAGE AREA TO BE REMODELED	LOWER LEVEL	391 SF
EXISTING TWO CAR GARAGE	LOWER LEVEL	496 SF
EXISTING WORK SHOP	LOWER LEVEL	397 SF
EXISTING MAIN LEVEL	MAIN LEVEL	2758 SF
NEW MASTER BATH ADDITION	MAIN LEVEL	772 SF
LOT AREA:	20,197	SQFT
LOT COVERAGE %: ALLOWED	60%	
EXISTING BUILDING AREA	3156.21	SQF
NEW ADDITION AREA	1000.56	SQF
TOTAL BUILDING AREA	4156.77	SQF
F. A. R	20.6	%
MAIN LEVEL EXISTING BUILDING+ MAIN LEVEL NEW ADDITION+EXISTING WORKSHOP	3927	SQF
LOT COVERAGE %	19.44%	

PROJECT TEAM:

OWNER:	NAME:	DR JAMSHIDIES
	ADDRESS:	6420 AVANIDA MANANA
ARCHITECT:	CITY, STATE, ZIP:	LA JOLLA, CA 92037
	PHONE:	(858) 459-8250
STRUCTURAL ENGINEER:	EMAIL:	simi@msahome.com
	CONTACT:	SIMI RAZAVIAN
NAME:	MEHRDAD HEMMATI S.E.	
	ADDRESS:	
CITY, STATE, ZIP:	858-459-5665	
	EMAIL:	MSAINC@YAHOO.COM

SHEET INDEX

SHEET LIST	
SHEET NAME	SHEET NUMBER
SITE PLAN	A100 a
MAIN LEVEL FLOOR PLAN EXISTING	A101
MAIN LEVEL FLOOR PLAN NEW	A101 a
LOWER LEVEL FLOOR PLAN EXISTING	A102
LOWER LEVEL FLOOR PLAN NEW	A102 a
LOWER LEVEL FLOOR PLAN NEW DEMINSIONAL	A102 c
CALCULATION	A102 d
ROOF PLAN EXISTING	A103
ROOF PLAN NEW	A103 a
BUILDING ELEVATION-EXISTING	A104
BUILDING ELEVATIONS NEW	A104 a
BUILDING ELEVATION & SECTIONS EXISTING	A105
BUILDING ELEVATIONS & SECTIONS NEW	A105 a
SECTIONS NEW	A106 a
DOORS AND WINDOW SCHEDULES	A107a
MAIN LEVEL EXISTING/ DEMO	A107b
LOWER LEVEL EXISTING/DEMO PLAN	A107c
MAIN LEVEL FLOOR PLAN NEW DIMENSIONAL	A 108 b

DETAILED SCOPE OF WORK:

- ADDING A MASTER BATH PLUS A MASTER CLOSET.
- EXPANDING EXISTING MASTER BEDROOM.
- ADDING A BEDROOM PLUS A BATHROOM ALL ON THE NORTH SIDE OF THE LOT.
- REMODELING THE EXISTING BUILDING INCLUDING THE KITCHEN.

ZONING

LJSPD-SF
MAX COVERAGE 60 PERCENT

BUILDING CODE DATA

TYPE OF CONSTRUCTION: V-B (EXISTING & NEW)
OCCUPANCY: SINGLE FAMILY HOME
CLASSIFICATION: ADDITION
NUMBER OF STORIES: 2
BUILDING HEIGHT: 30
GOVERNING CODES: 2016 CBC

LEGAL DESCRIPTION

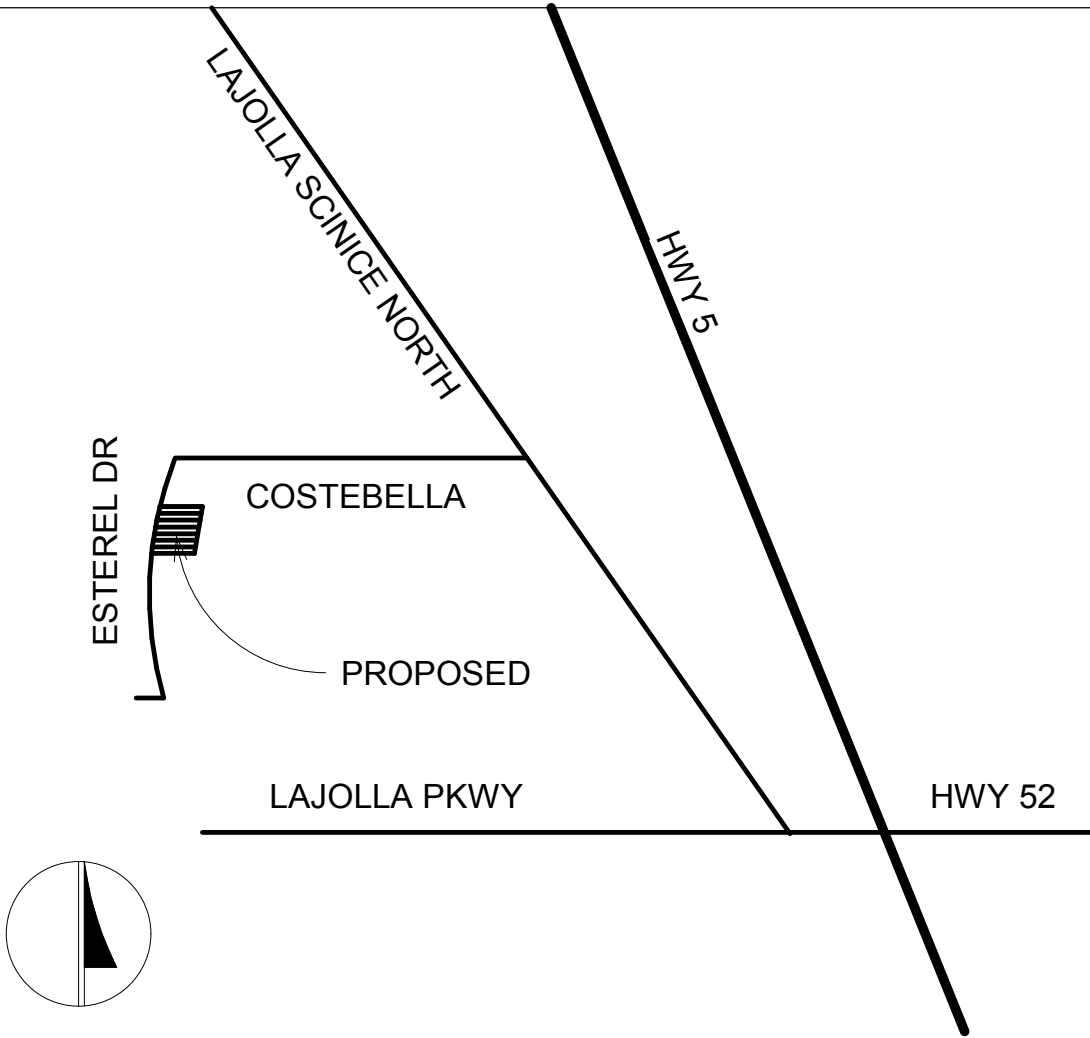
LOT 38 OF AZURE COAST UNIT NO 1, MAP 4995, FILLED 6/20/1962
LOT 20335 SQFT, EXISITG BUILDING 2283 SQFT
APN 346-610-12-00

ADDITIONAL INFORMATION

[X] COASTAL HEIGHT LIMIT

VICINITY MAP

SCALE:



STRUCTURAL
ARCHITECTURAL

M.S.A. & Assoc., Inc.

858-459-5665

ISSUE DATE

ESTRELE RESIDENCE
SITE PLAN

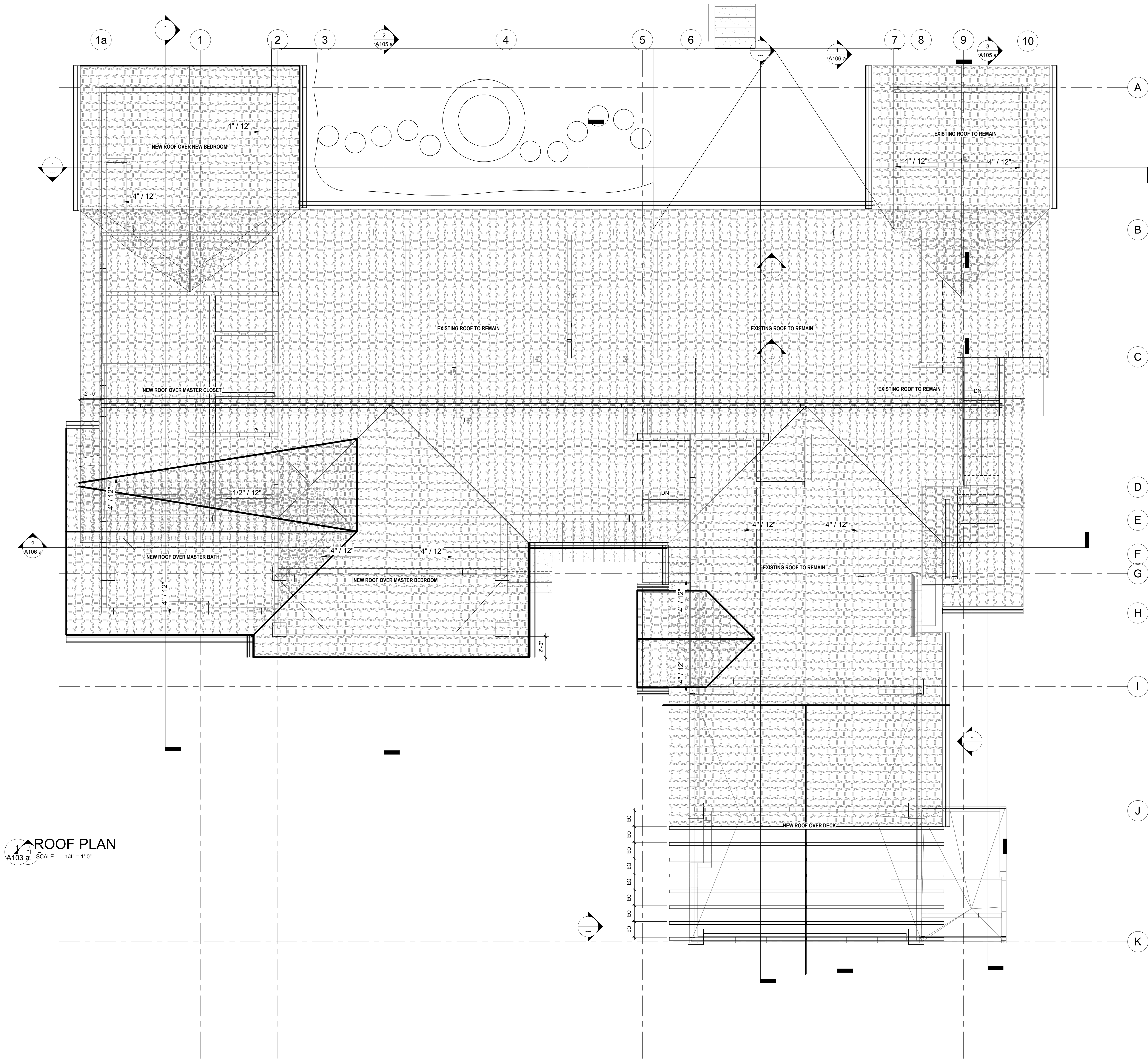
JOB NAME
EST817
DESIGNED
SIMI
DRAWN
M A
DATE
08/14/17
SCALE
3/32" = 1'-0"
REVISION

SHEET
A100
A

NOT FOR CONSTRUCTION

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MAIN LEVEL FLOOR PLAN NEW



ROOF PLAN
A103 a SCALE 1/4" = 1'-0"

NOT FOR CONSTRUCTION

ESTRELE RESIDENCE
ROOF PLAN NEW

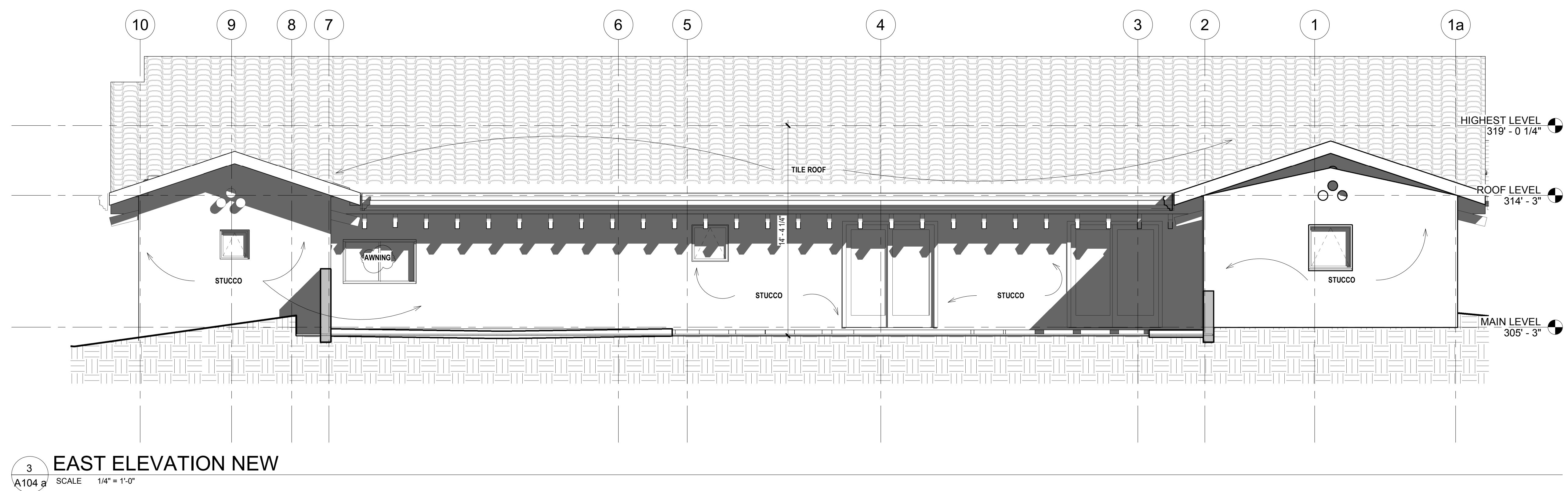
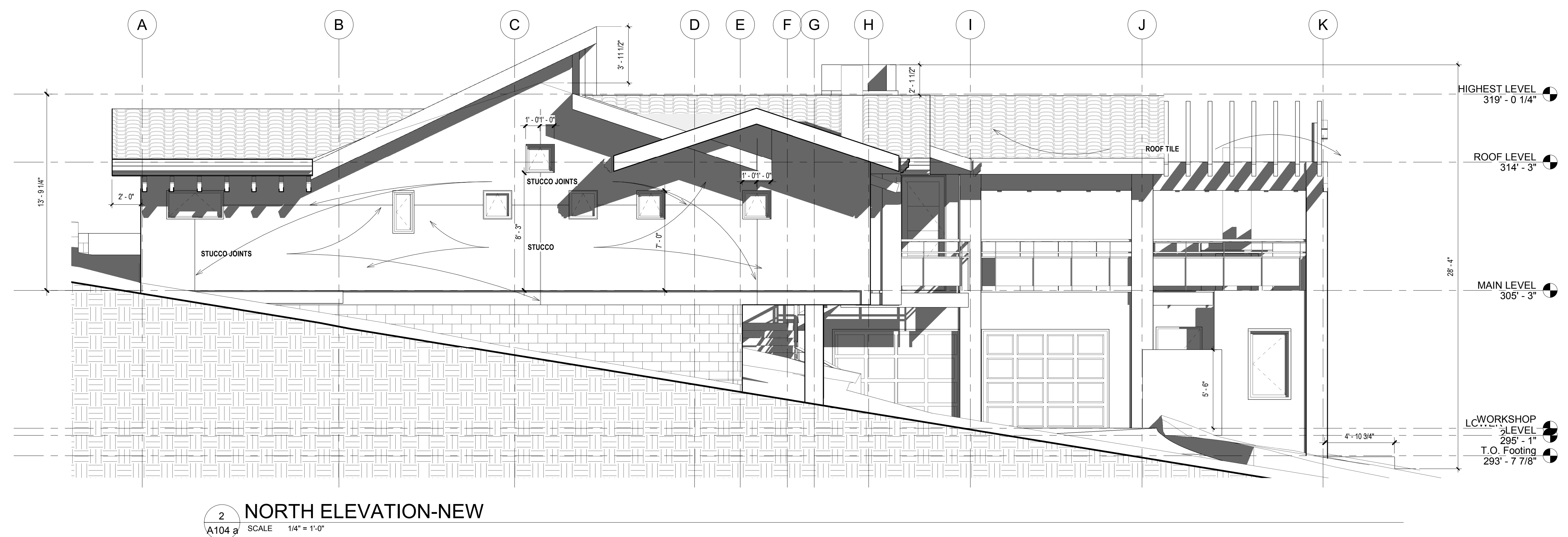
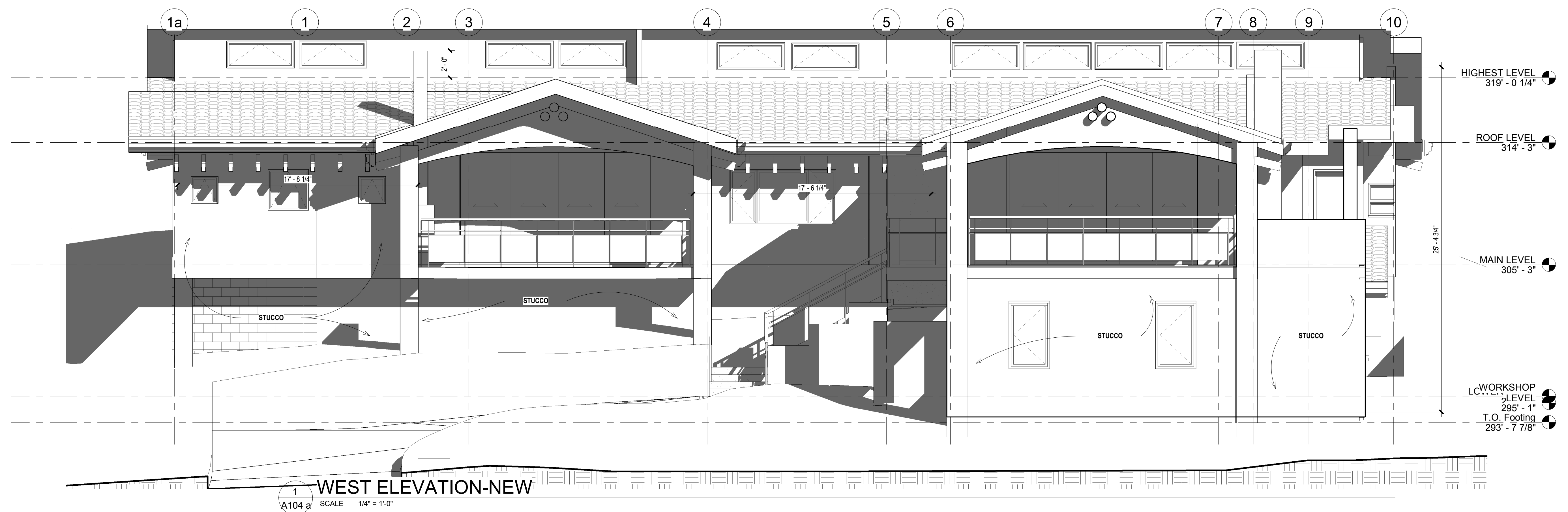
JOB NAME
EST817
DESIGNED
DESIGNER
DRAWN
AUTHOR
DATE
10/11/17
SCALE
1/4" = 1'-0"
REVISION

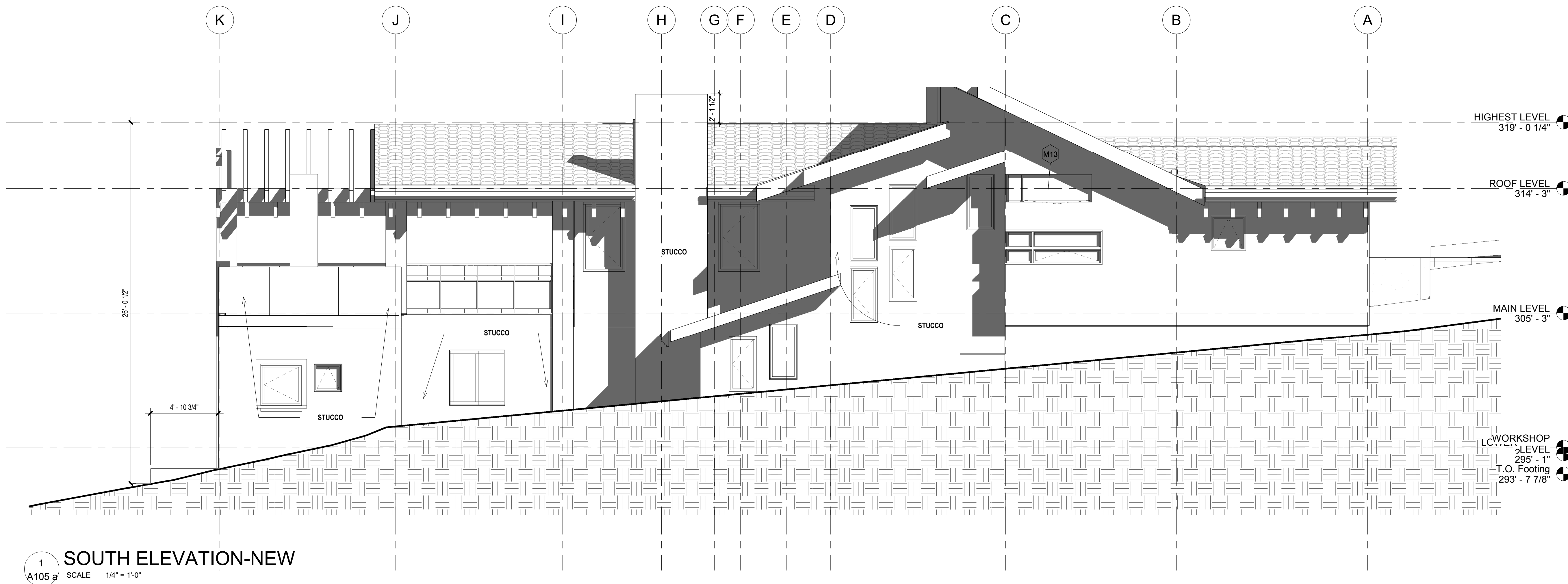
SHEET
A103
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STRUCTURAL
M.S.A. & Assoc., Inc.
858-459-5665
ISSUE DATE

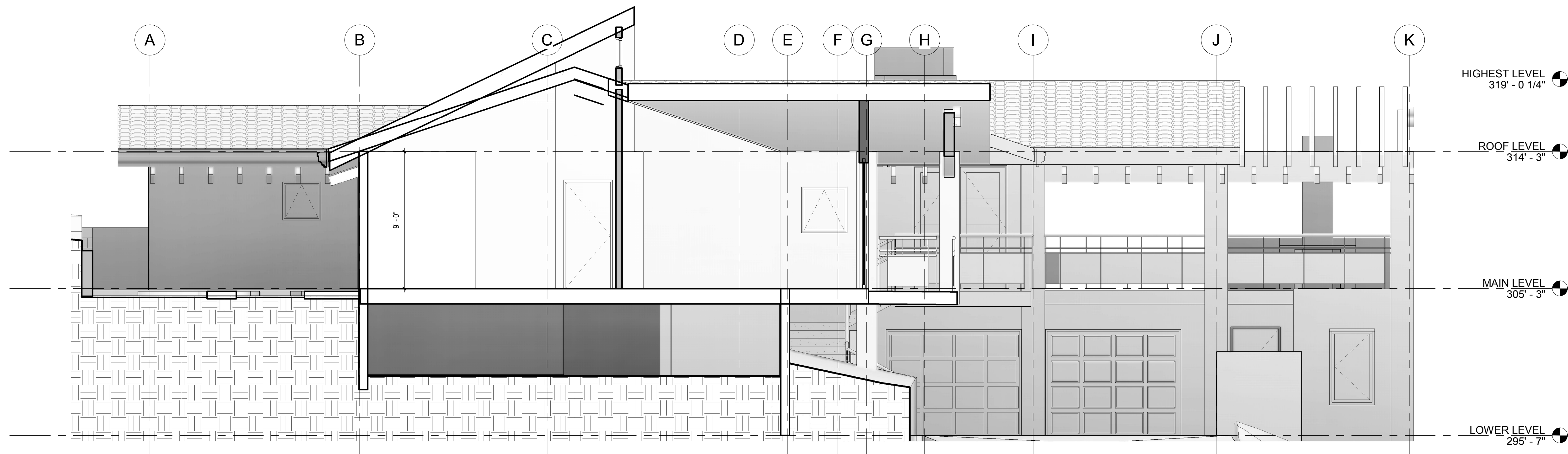
ARCHITECTURAL

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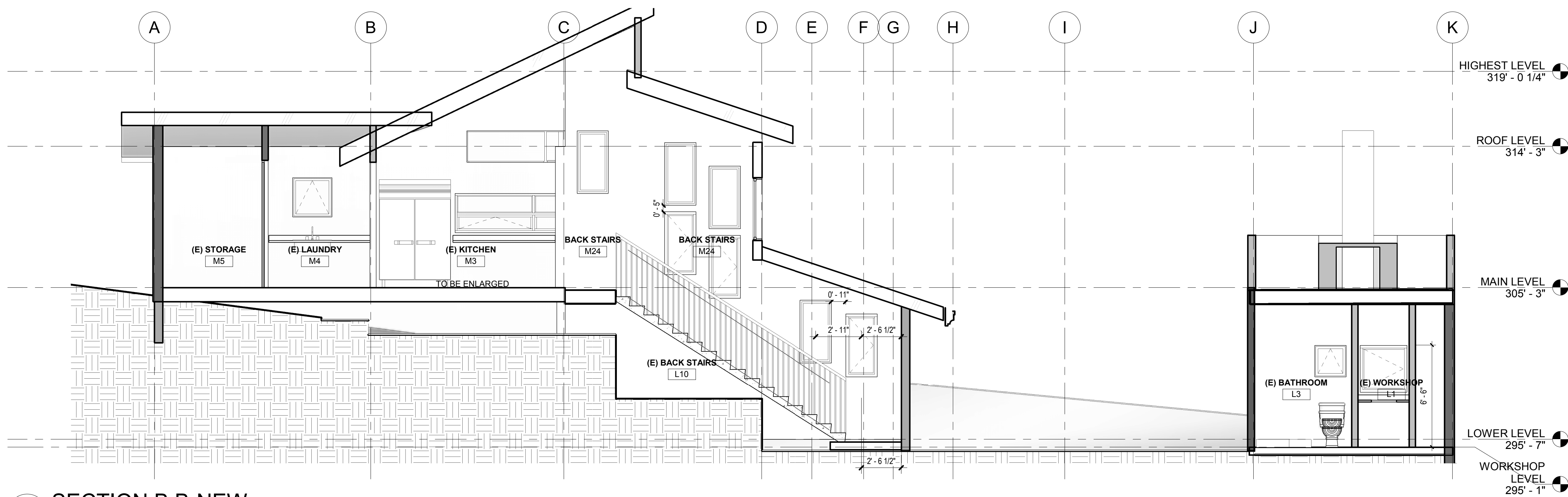




1 SOUTH ELEVATION-NEW
A105 g SCALE 1/4" = 1'-0"



2 SECTION A A-NEW
A105 g SCALE 1/4" = 1'-0"

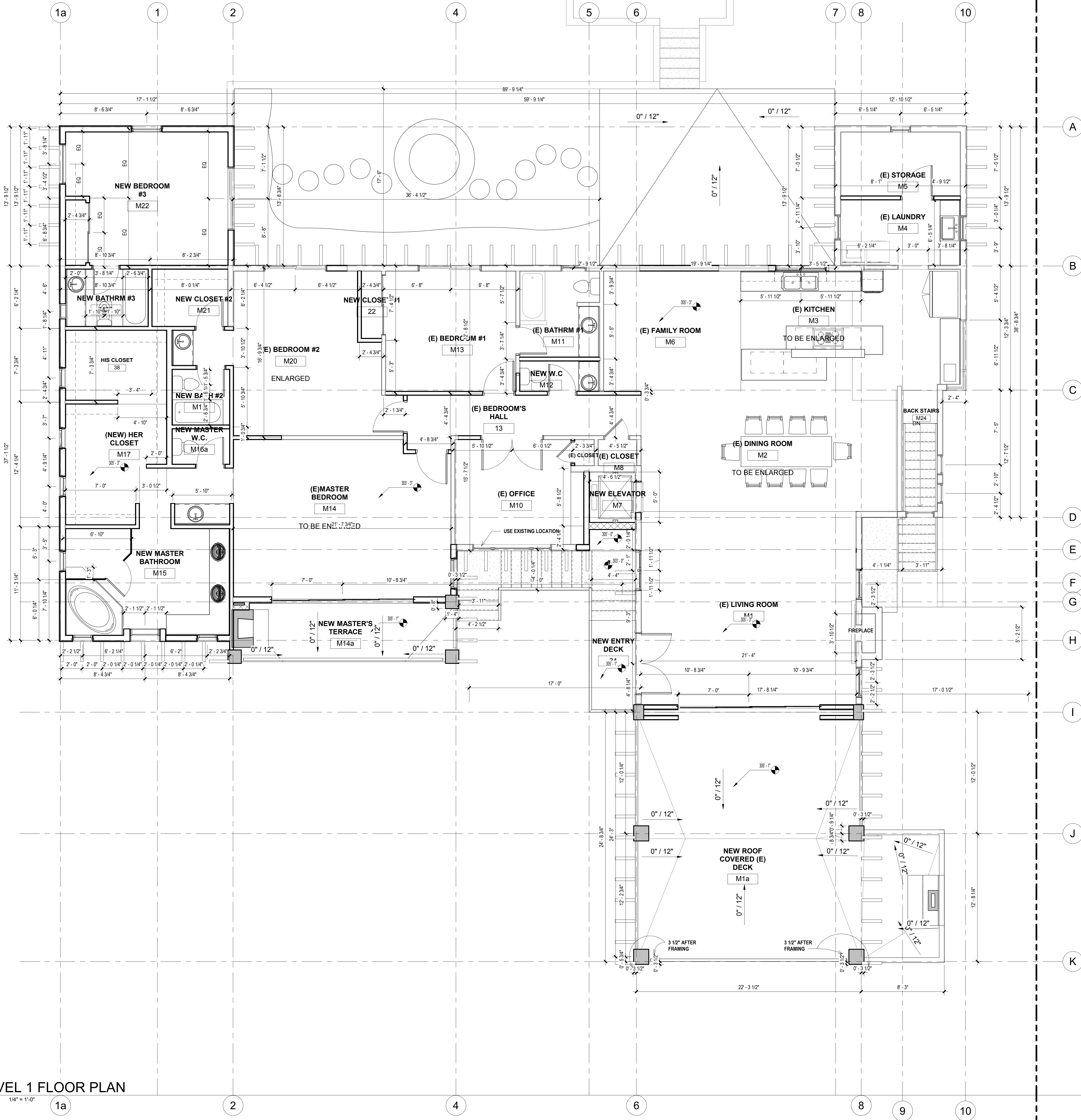


3 SECTION B B-NEW
A105 g SCALE 1/4" = 1'-0"

11
A 108 b

LEVEL 1 FLOOR PLAN

SCALE 1/4" = 1'-0"



NOT FOR CONSTRUCTION

SHEET
A
108
B

ESTRELE RESIDENCE
MAIN LEVEL FLOOR PLAN NEW DIMENSIONAL

JOB NAME
EST817
DESIGNED
DESIGNER
DRAWN
AUTHOR
DATE
11/26/17
SCALE
1/4" = 1'-0"
REVISION

ARCHITECTURAL

STRUCTURAL

M.S.A. & Assoc., Inc.

858-459-5665

ISSUE DATE

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APN 346-610-12-00

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ESTRELE RESIDENCE

SITE PLAN

ARCHITECTURAL

STRUCTURAL

M.S.A. Assoc., Inc.

858-453-5665

JOB NAME

EST817

DESIGNED

SIMI

DRAWN

M A

DATE

08/14/17

SCALE

3/32" = 1'-0"

REVISION

SHEET

A100

A