

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): **Moyhi-Mani Exercise Pavilion**
- Address and APN(s): **2621 Calle Del Oro, La Jolla, CA, 92037 346-431-01-00**
- Project contact name, phone, e-mail: **Edward Sutton, Lawrence Architecture**
 - **4533 Revillo Dr., San Diego, CA 92115, (619) 743-8406**
- Project description: **Construct 600 sf single story Accessory Structure (Exercise Pavilion) with 895 sf of covered deck. New structure to be constructed on rear yard hillside of existing house in location of existing ground mounted PV system and solar pool heater array. PV system and solar pool heater array to be relocated to roof of new structure. Site is 100% previously disturbed and hillside is manufactured from mass grading in late 1960's and redevelopment in 2007. Existing residence and site improvements were constructed in 2007 with coastal permit # 99-1232 The owner has already had the retaining wall portions of this project constructed prior to my involvement. The project has code enforcement case # 0503160**
- In addition to the project description, please provide the following:
 - lot size: **20,061 Square Feet**
 - existing structure square footage and FAR (if applicable): **8,173 Square Feet - .41 FAR**
 - proposed square footage and FAR: **8,773 Square Feet - .44 FAR**
 - existing and proposed setbacks on all sides:

Setback - Front:	Exist. - 15'-0"	Prop. - 15'-0"
Setback - North Side:	Exist. - 4'-0"	Prop. - 4'-0"
Setback - South Side:	Exist. - 8'-0"	Prop. - 8'-0"
Setback - Rear:	Exist. - 100'-3/4"	Prop. - 34'-4"
- height if greater than 1-story (above ground): **Exist. Height - 24'-11" Proposed Height of pavilion- 18'-7"**
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.):
Would like confirmation that this development qualifies as a minor project and can be processed as ministerial building permit.

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

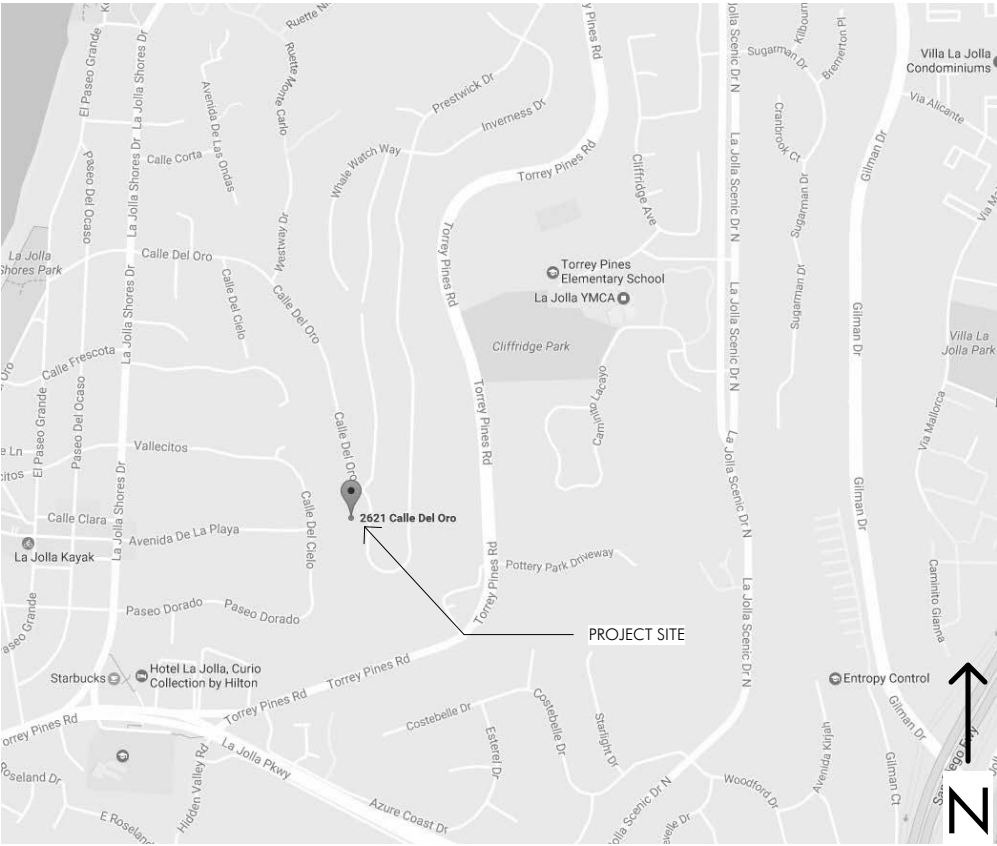
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PLOT DATE AND TIME

MANI EXERCISE PAVILION
SINGLE DISCIPLINARY REVIEW SET

VICINTY MAP



SCOPE OF WORK

NEW 600 SF ENCLOSED EXERCISE PAVILION WITH 895 SF COVERED DECK, REMOVE EX. SOLAR PANELS LOCATED ON HILLSIDE, RELOCATE SOLAR PANELS ON EXERCISE PAVILION/COVERED DECK ROOF TO INCLUDE:
- OPEN DECK
- BATHROOM
- KITCHENETTE
- SAUNA

PROJECT INFORMATION

OWNER	GROSS SITE AREA	ZONE	BUILDING HEIGHT						
DRS. DARUSH AND NASRIN MOHYI	20,061 SQ FT	LJSPD	PROP 'D' HEIGHT LIMIT UNDER 30' HEIGHT / UNDER 21' HEIGHT NO VIEW OBSTRUCTION						
SITE ADDRESS	YEAR BUILT	LEGAL DESCRIPTION							
2621 CALLE DEL ORO LA JOLLA, CA 92037	2007	LOT 16 OF PRESTWICK ESTATES, UNIT 1, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA. ACCORDING TO MAP #4392							
A.P.N.		NUMBER OF STORIES							
346-461-01		2 STORIES WITH UNDERGROUND GARAGE							
YARD/SETBACK									
Street Yard:	Required	15	Ft.	Proposed	15	Ft.	Variance	10	Ft.
Street Side Yard:	Required	0	Ft.	Proposed	4	Ft.			
Interior Yard:	Required	8	Ft.	Proposed	8	Ft.			
RearYard:	Required	10	Ft.	Proposed	30	Ft.			

ARCHITECT

EDWARD SUTTON
LAWRENCE ARCHITECTURE
4533 REVILLO DR.
SAN DIEGO, CA 92115
(858) 459-9291

CALCULATIONS

EX. MAIN LEVEL:	5,016 SF	EX. BUILDING FOOTPRINT:	5,016 SF	25%
EX. UPPER LEVEL:	3,157 SF	P. BUILDING FOOTPRINT:	600 SF	3%
P. EXERCISE PAVILION:	600 SF	P. DECK:	895 SF	5%
TOTAL HABITABLE:	8,773 SF			
EX. GARAGE (LOWER LEVEL):	6,920 SF	EX. HARDSCAPE:	3,357 SF	17%
P. DECK:	895 SF	EX. LANDSCAPE:	10,133 SF	50%
		TOTAL	20,061 SF	100%
GROSS FLOOR AREA:	8,773 SF			
GROSS SITE AREA:	20,061 SF			
FAR:	0.44			

PLAN ANALYSIS

TYPE OF CONSTRUCTION

TYPE VB

APPLICABLE CODES

ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AND REGULATIONS:

2016 CALIFORNIA BUILDING CODE / 2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE / 2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA GREEN BUILDING CODE / 2016 CALIFORNIA RESIDENTIAL CODE

THIS PROJECT SHALL COMPLY WITH THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24), WHICH ADOPTS THE 2015 IBC, 2015 UPC, 2015 UMC, 2014 NEC, 2015 IFC AND IEBC

THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30' ABOVE GRADE (ORD. 11333 NS)

ALL REQ. PERMITS MUST BE OBTAINED FROM FIRE PLAN CHECK BEFORE THE BUILDING IS OCCUPIED.

THESE PLANS AND ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE CITY OF SAN DIEGO

DRAWING INDEX

DWG# DRAWING TITLE

TITLE SHEETS

*T1 *TITLE SHEET

ARCHITECTURAL

*A1.1 *SITE PLAN
*A1.2 SITE SECTION
*A2.1 *FIRST FLOOR PLAN
*A4.1 EXTERIOR ELEVATIONS
*A5.1 PERSPECTIVE
.A2.1 FIRST FLOOR PLAN
.A4.1 ELEVATIONS

PARCEL INFORMATION

Base Zone: LJSPD-SF Planned District (if Applicable): La Jolla Shores

Overlays (check all that apply):
Parking Impact, Beach, Coastal
Coastal Height Limit
Coastal (City)

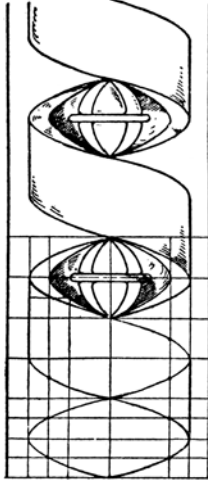
Environmentally Sensitive Lands: Does the project site contain or is it adjacent to any site that contains any of the following Environmentally Sensitive Lands as identified in Municipal Code Section 113.0103?
[] Yes [X] No Sensitive Biologic Resources
[] Yes [X] No Steep Hillsides
[] Yes [X] Coastal Beaches
[] Yes [X] Sensitive Coastal Bluffs
[] Yes [X] 100-Year Floodplain

Historic District: [] Yes [X] No (If Yes) Name: _____
Designated Historic [] Yes [X] No

Geologic Hazard Categories: 26 Earthquake Fault Buffer? [] Yes [X] No

Airports:
FAA Part 77 Notification Area [] Yes [X] No (If Yes, see Information Bulletin 520, Federal Aviation Administration Notification and Evaluation Process)

LAWRENCE ARCHITECTURE



EDWARD SUTTON
4533 REVILLO DR.
SAN DIEGO, CA 92115
619-743-8406
LawrenceArch@cox.net

MOHYI/MANI

PAVILION

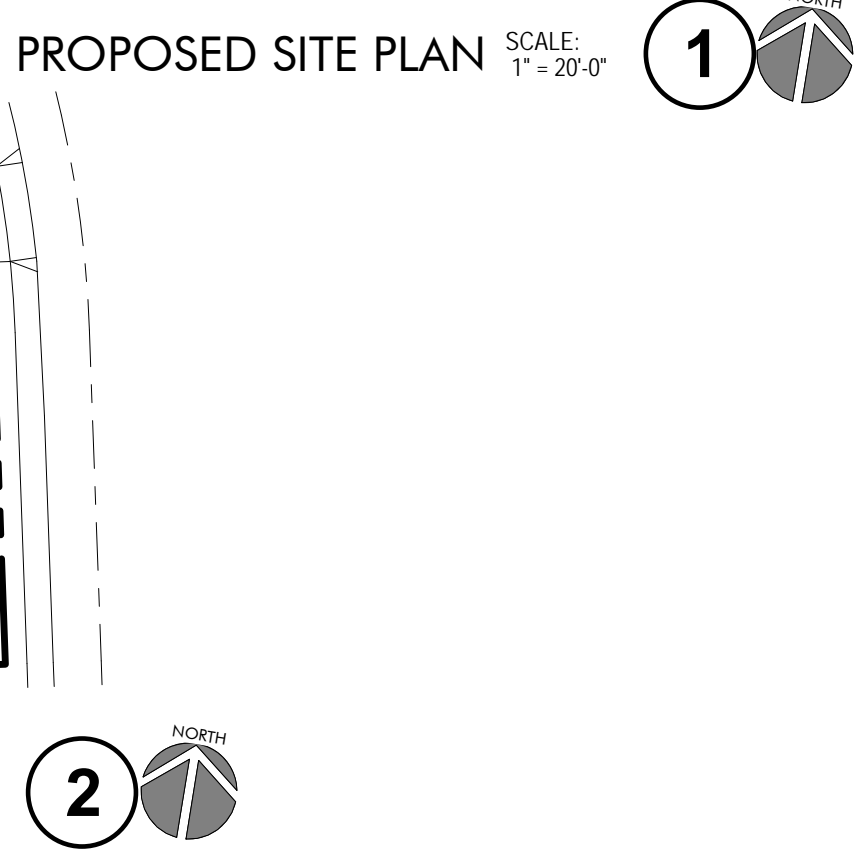
2621 Calle Del Oro, La Jolla CA 92037

*T1

*TITLE SHEET

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01/15/19



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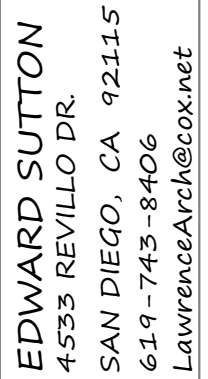
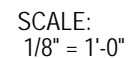
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*SITE PLAN

01/15/19



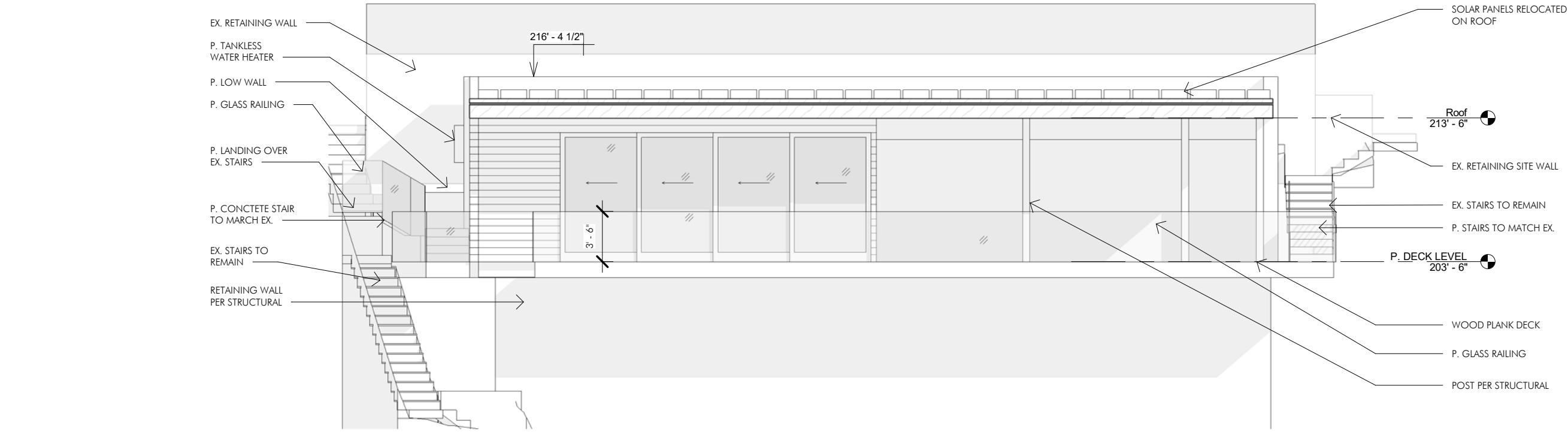
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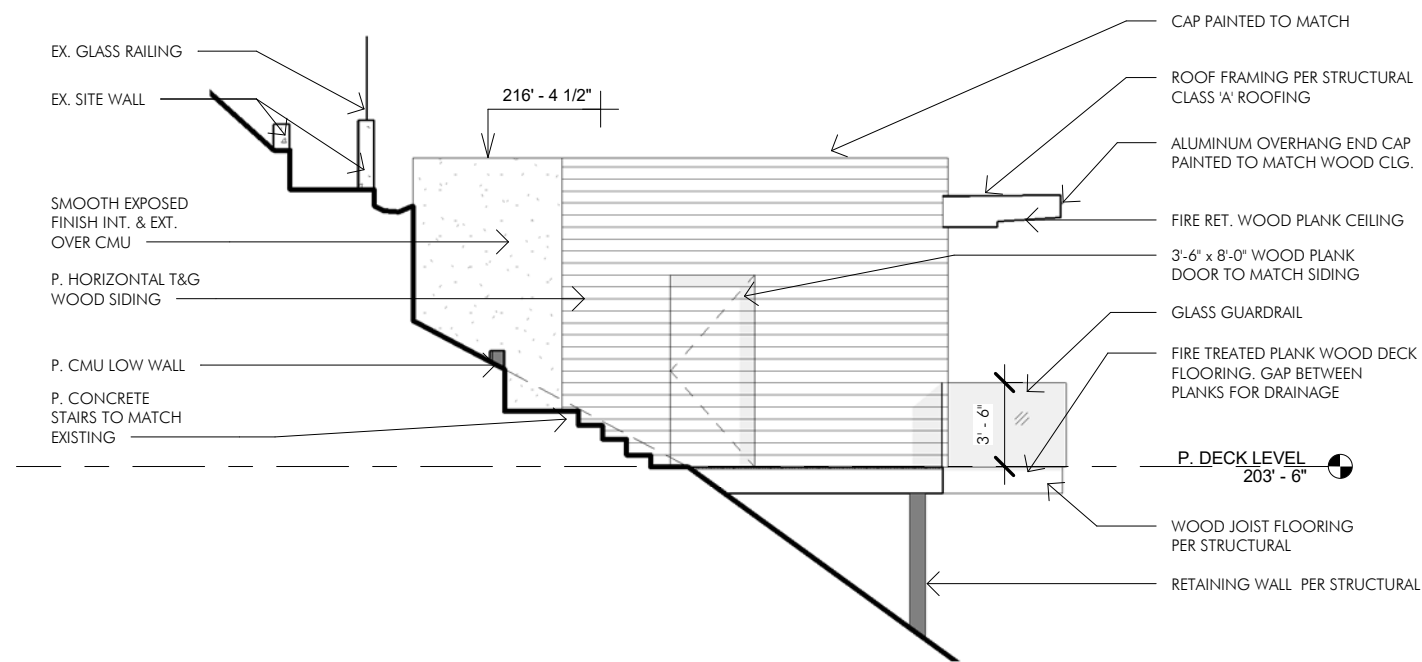
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PLOT DATE AND TIME



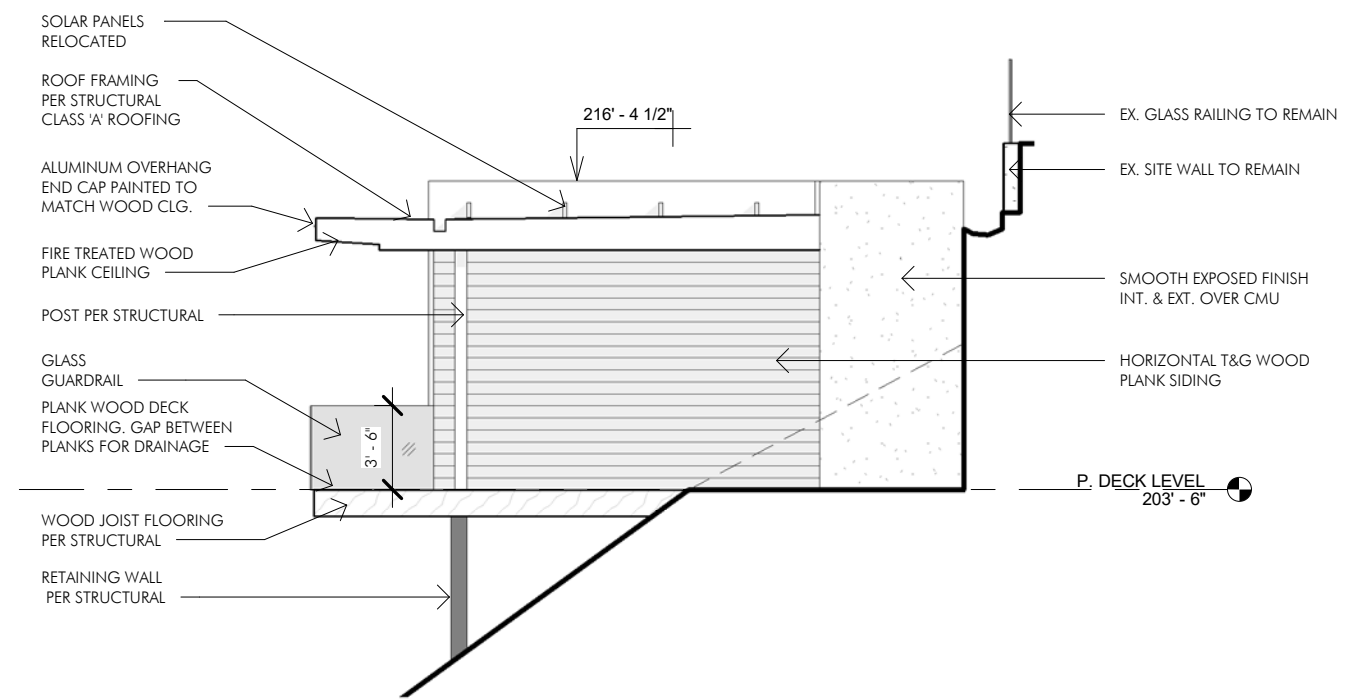
WEST ELEVATION - ADVISORY SCALE: 1/8" = 1'-0"

1



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

2

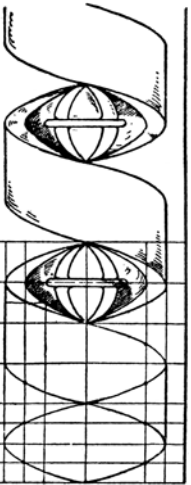


SOUTH ELEVATION - ADVISORY SCALE: 1/8" = 1'-0"

3

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EDWARD SUTTON
4533 REVILLO DR.
SAN DIEGO, CA 92115
619-743-8406
LawrenceArch@cox.net



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EXTERIOR ELEVATIONS

01/30/19



EX. PERSPECTIVE NTS

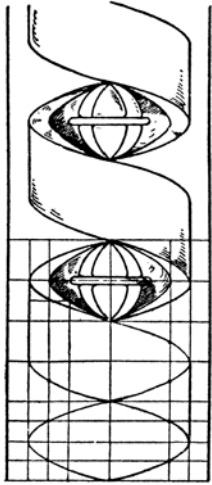
1



P. PERSPECTIVE NTS

2

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EDWARD SUTTON
4533 REVILLO DR.
SAN DIEGO, CA 92115
619-743-8406
LawrenceArch@cox.net

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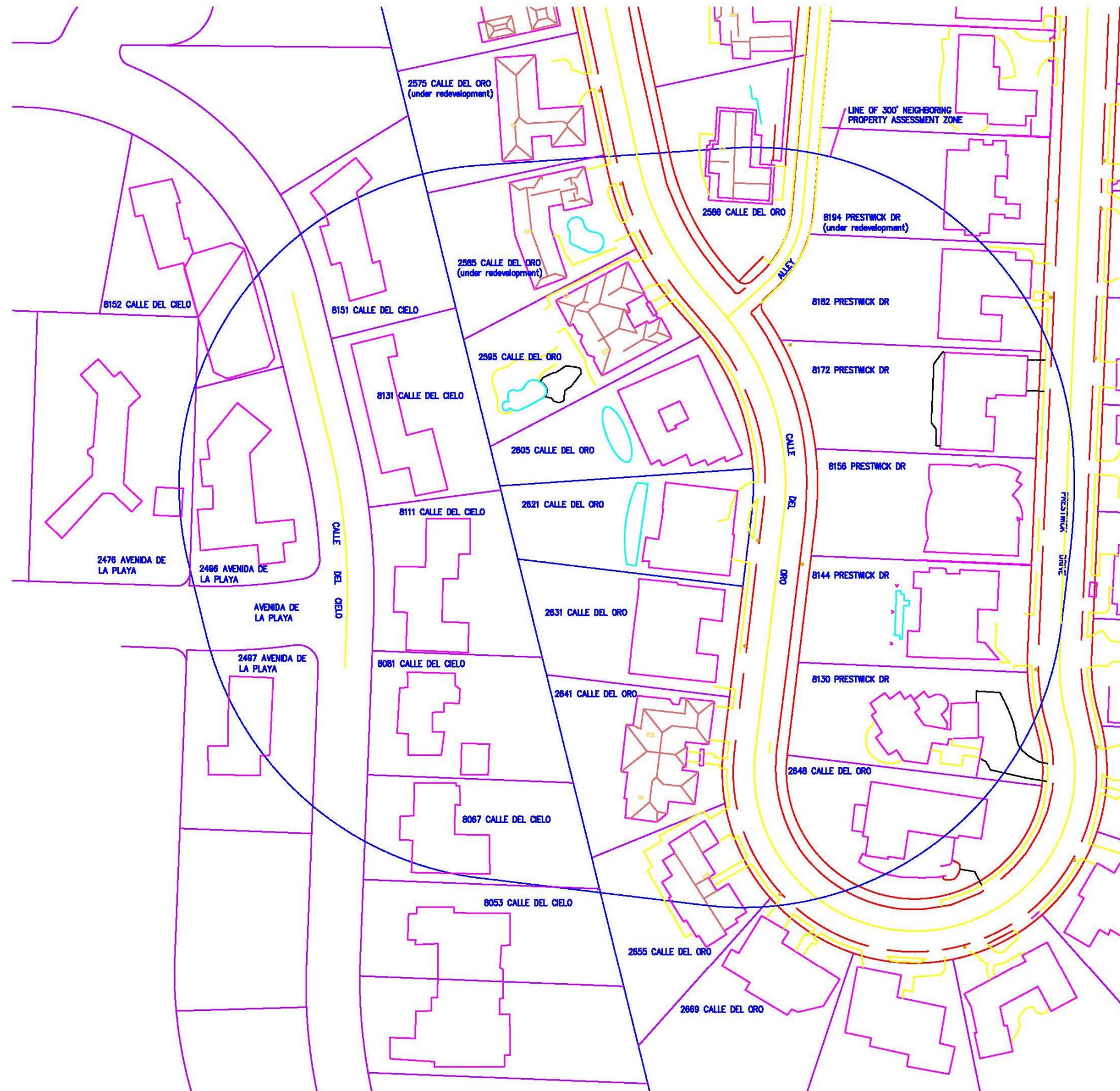
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PERSPECTIVE

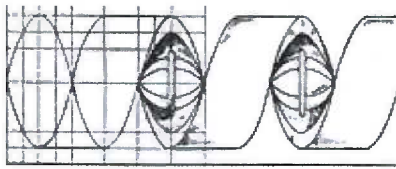
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300' RADIUS NEIGHBORING PROPERTY AREA AND SETBACK ASSESSMENT

Site Address	Lot Size	Habitable Building area	FAR	Setbacks			
				Front	Side	Side	Rear
2476 AVENIDA DE LA PLAYA	36,108	5,899	0.16	41'-2"	14'	9'	43'-1"
2496 AVENIDA DE LA PLAYA	20,090	6,024	0.30	20'-8"	23'-2"	7'-1"	25'-4"
2497 AVENIDA DE LA PLAYA	20,908	3,409	0.16	26'-6"	43'-6"	25'-6"	53'-9"
2575 CALLE DEL ORO *	20,210	6,190	0.31	18'	8'	7'-6"	28'
2585 CALLE DEL ORO *	21,494	8,980	0.42	24'-4"	19'-11"	5'-6"	10'-4"
2586 CALLE DEL ORO	20,053	4,402	0.22	20'-0"	39'-6"	31'-6"	23'-9"
2595 CALLE DEL ORO	20,686	4,837	0.23	15'	12'-9"	9'-3"	94'-9"
2605 CALLE DEL ORO	20,908	9,648	0.46	20'	10'	5'	135'
2621 CALLE DEL ORO (EXIST)	20,061	8,173	0.41	15'	8'	4'	100'-3/4"
2621 CALLE DEL ORO (PROP)	20,061	8,773	0.44	15'	8'	4'	34'-4"
2631 CALLE DEL ORO	20,628	6,471	0.31	14'-10"	10'-3"	4'	75'
2641 CALLE DEL ORO	21,486	6,217	0.29	15'	9'-3"	7'-1"	43'-9"
2648 CALLE DEL ORO	22,651	4,160	0.18	31'-4"	31'-10"	33'-8"	35'-11"
2655 CALLE DEL ORO	21,771	4,650	0.21	15'-7"	8'-1"	7'-4"	55'-10"
2669 CALLE DEL ORO	40,075	3,848	0.10	15'-10"	9'-4"	8'-4"	99'-9"
8053 CALLE DEL CIELO	43,528	18,403	0.42	20'	22'	5'	98'-8"
8067 CALLE DEL CIELO	19,775	3,829	0.19	35'-11"	11'-2"	7'-1"	92'-4"
8081 CALLE DEL CIELO	19,369	3,110	0.16	28'	20'-3"	5'-1"	69'-8"
8111 CALLE DEL CIELO	19,078	4,107	0.22	24'-9"	19'-11"	5'-6"	39'-7"
8130 PRESTWICK DR	21,473	3,662	0.17	47'-8"	23'-6"	8'	72'-5"
8131 CALLE DEL CIELO	20,573	4,754	0.23	18'-4"	11'-8"	7'-1"	50'-6"
8144 PRESTWICK DR	20,997	4,911	0.23	17'-10"	10'-8"	7'-4"	99'-2"
8151 CALLE DEL CIELO	19,227	3,885	0.20	19'-2"	33'-5"	9'-3"	49'-11"
8152 CALLE DEL CIELO	20,908	6,971	0.33	2'-5"	8'-9"	0'-4"	0'-4"
8156 PRESTWICK DR	20,408	7,027	0.34	10'-6"	8'-3"	7'-6"	102'-6"
8172 PRESTWICK DR	22,140	5,399	0.24	12'-0"	5'-0"	4'-9"	117'-6"
8182 PRESTWICK DR	24,341	5,542	0.23	11'-9"	8'-4"	7'-6"	127'-0"
8194 PRESTWICK DR *	21,663	5,350	0.25	13'-5"	6'-0"	6'-0"	106'-10"
* Areas and setbacks are from approved redevelopment plans							

300' RADIUS NEIGHBORING PROPERTY AREA AND SETBACK ASSESSMENT





LAWRENCE
ARCHITECTURE
619-743-8406

February 09, 2018

Moyhi/ Mani Pavilion.

I have had access to the plans for the proposed exercise pavilion addition for 2621 Calle del Oro and reviewed to my satisfaction. I have no objections to the proposed development.

Signed _____ Date: _____

Owner: _____

Property Address: _____

I have the following comments regarding the proposed development.

CONCERNS ARE SOLAR PANELS, HEIGHT OF
STRUCTURE, REFLEXION OF SOLAR PANELS.

Signed SA _____ Date 2-13-19

Owner: Sharon H. Tabak Trust

Property Address: 2631 Calle Del Oro