

**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): \_\_\_\_\_
- 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.): \_\_\_\_\_

**For Action Items**

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items):  
633498
- Address and APN(s): 2695 Hidden Valley Road, La Jolla, CA 92037.  
APN: 346-580-0600
- Project contact name, phone, e-mail: Aaron Borja, 619.535.0537 x104,  
aaronb@architectslocal.com
- Project description: Interior remodel and addition to an existing 4 bedroom, 4 bathroom single family house w/ an attached 3 car garage. Third level to be added over existing footprint.
- In addition, provide the following:
  - lot size: 41,587 SF
  - existing structure square footage and FAR (if applicable):  
4,347 Net SF / 4,695 Gross SF. 0.11 FAR.
  - proposed square footage and FAR: 6,157 Net SF / 6,938 Gross SF. 0.16 FAR.
  - existing and proposed setbacks on all sides: Front: 20'. Side: 12'-6". Rear: 20'.
  - height if greater than 1-story (above ground): 29'

**Exhibits and other materials to provide:**

Please provide the following recommended information 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)

PROJECT NAME:

CRISAFULLI RESIDENCE  
REMODEL & ADDITION

ADDRESS:

2695 HIDDEN VALLEY RD,  
SAN DIEGO, CA 92037

APN:

346-580-06-00

PROJECT CONTACT:

ARCHITECTS LOCAL  
AARON A BORJA  
AARONB@ARCHITECTSLOCAL.COM  
619.535.0537 X 104  
710 13TH ST. #307  
SAN DIEGO, CA 92101

PROJECT DESCRIPTION:

INTERIOR REMODEL AND ADDITION TO AN EXISTING 4  
BEDROOM 4 BATHROOM SINGLE FAMILY HOUSE W/ AN  
ATTACHED 3 CAR GARAGE. THE ADDITION IS AT THE THIRD  
LEVEL OVER THE EXISTING ENTRY LEVEL FOOTPRINT -  
AFTER THE ADDITION, THE HOME WILL BE A 6 BEDROOM & 7  
BATHROOM SINGLE FAMILY HOUSE W/ AN ATTACHED 3-CAR  
GARAGE.

LOT SIZE:

41,587 SF (.95 ACRES)

EXISTING GROSS SF-

BASEMENT / GARAGE = 652  
ENTRY LEVEL = 4043  
TOTAL = 4695

PROPOSED GROSS SF -

BASEMENT / GARAGE = 652  
ENTRY LEVEL = 4085  
(N) UPPER LEVEL = 2201  
TOTAL = 6938

EXISTING NET SF -

BASEMENT / GARAGE = 463  
ENTRY LEVEL = 3884  
TOTAL = 4347

PROPOSED NET SF -

BASEMENT / GARAGE = 463  
ENTRY LEVEL = 3928  
(N) UPPER LEVEL = 1766  
TOTAL = 6157

EXISTING FAR  
PROPOSED FAR

4695 / 41587 = .11  
6938 / 41587 = .166

EXISTING &  
PROPOSED SETBACKS

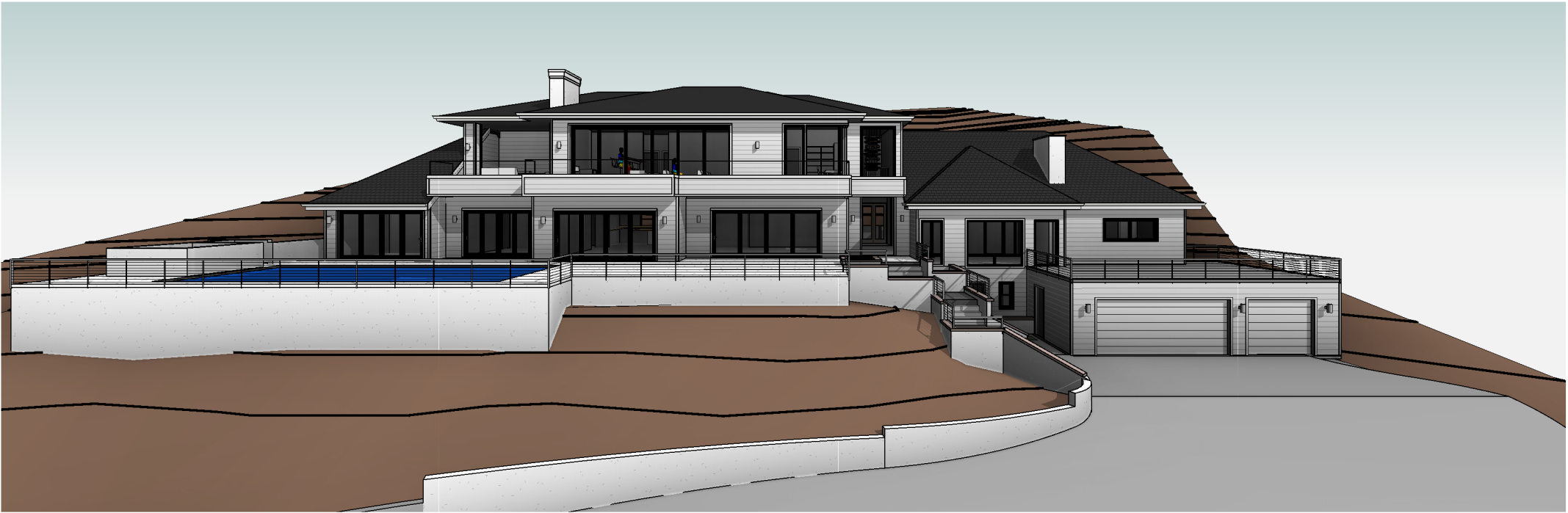
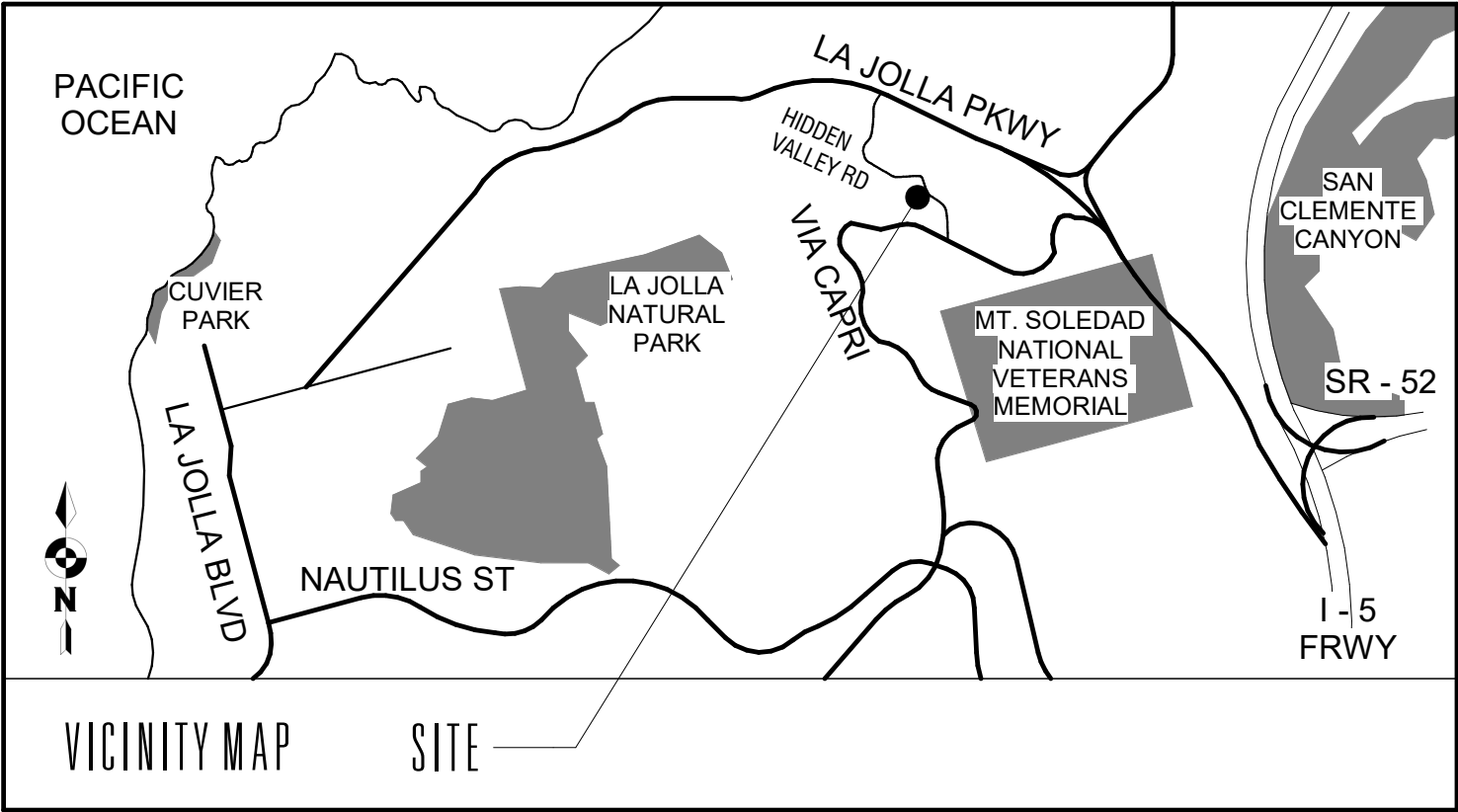
FRONT - 20 FT  
SIDES - 12'-6" FT  
REAR - 20 FT

PROPOSED BUILDING  
HEIGHT

29 FT

SHEET INDEX

A00	TITLE PAGE
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1

NORTH PERSPECTIVE

TITLE PAGE

DATE:

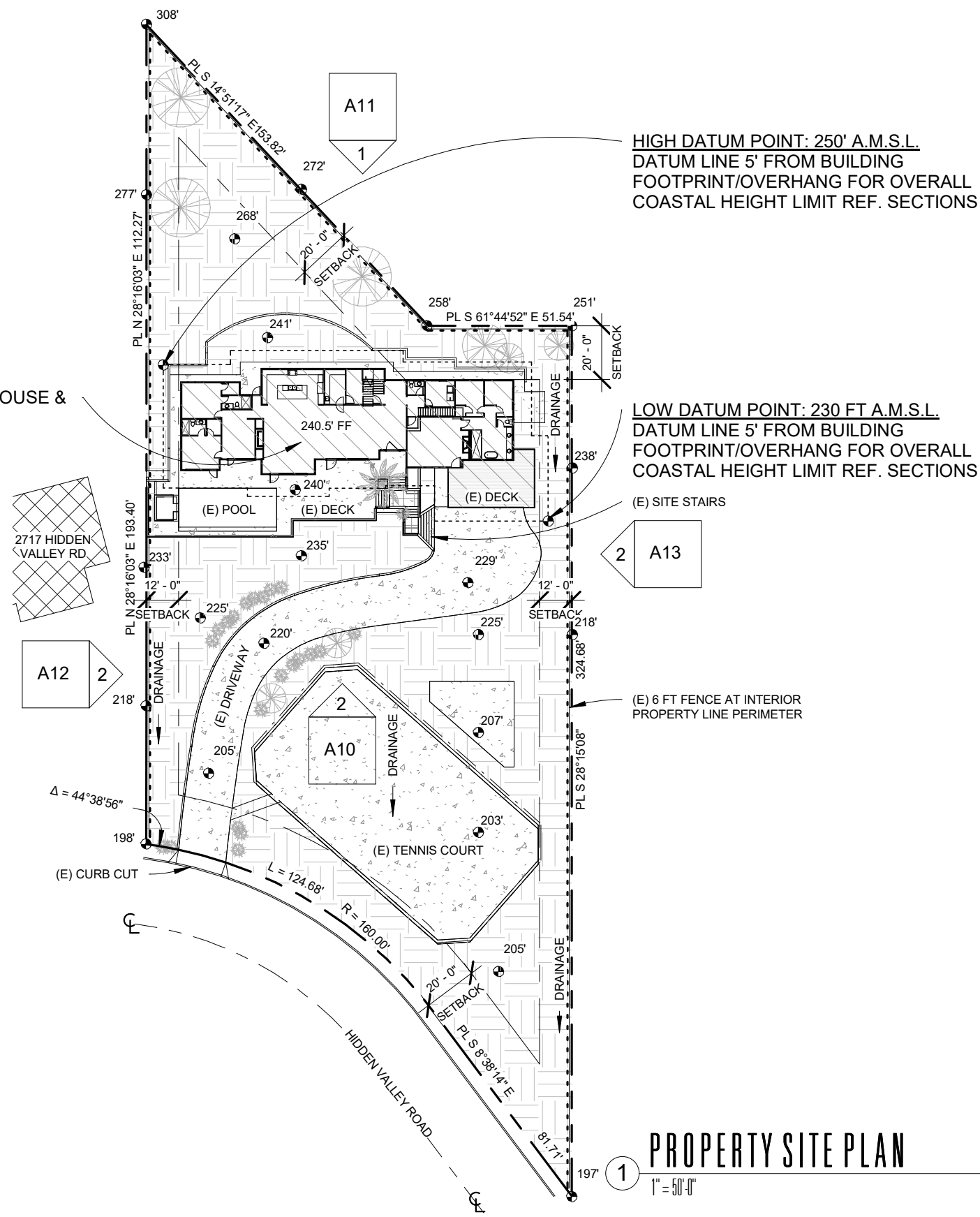
MAY 28 TH, 2019

SCALE:

AS NOTED

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037

(E) 2-STORY SINGLE-FAMILY HOUSE &  
ATTACHED (3) CAR GARAGE  
W/ (N) 3RD LEVEL ADDITION



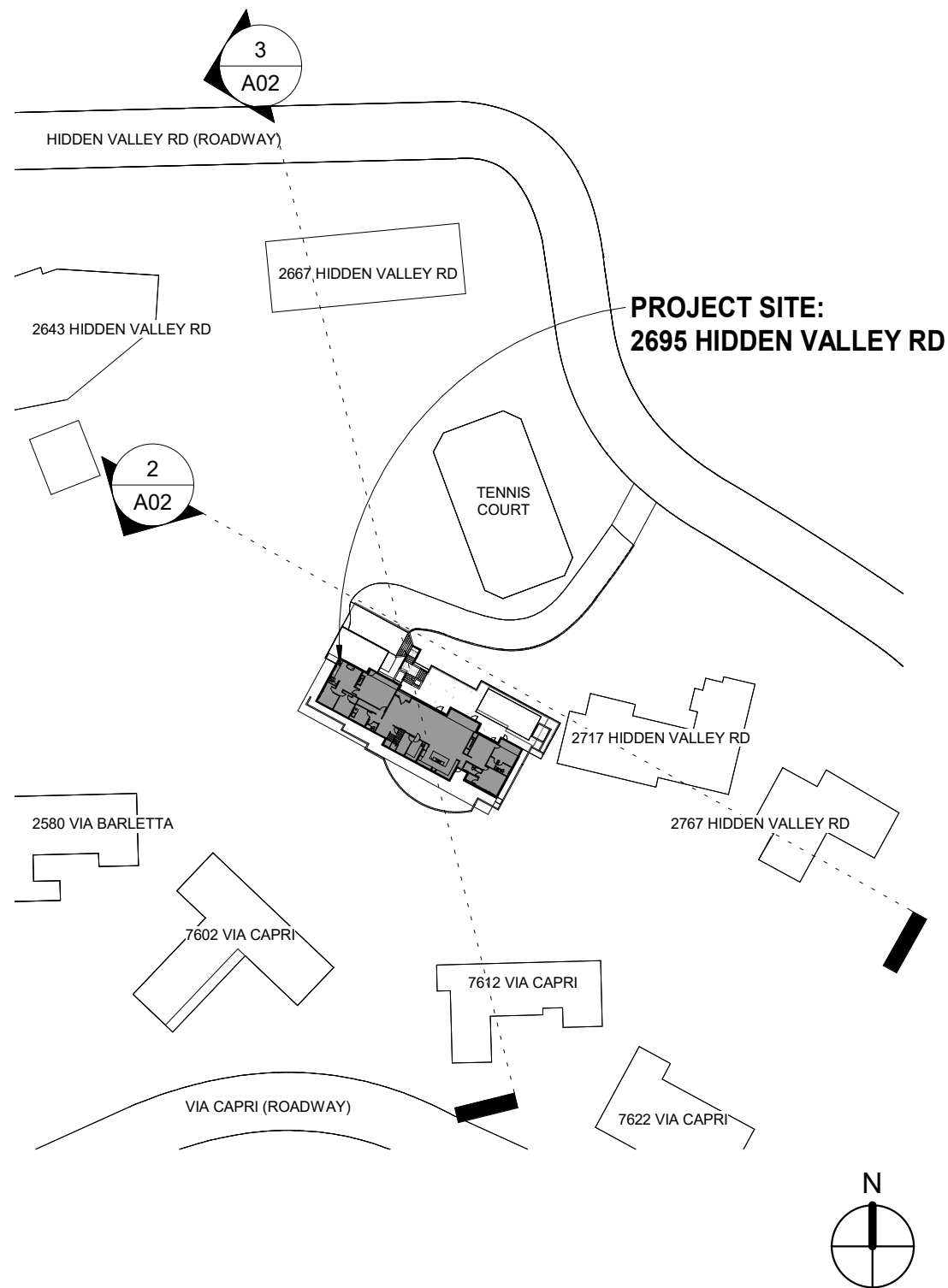
LEGEND	
	BUILDING FOOTPRINT INCREASE VIA ADDITIONS
	PERVIOUS SURFACE/ LANDSCAPE
	IMPERVIOUS SURFACE/ CONCRETE
	PROPERTY LINE
	SETBACK LINES
	STREET CENTERLINE
	DATUM LINE
	6' FENCE
	SPOT ELEVATION
	(E) PALM TREE
	(E) TREE

SITE PLAN

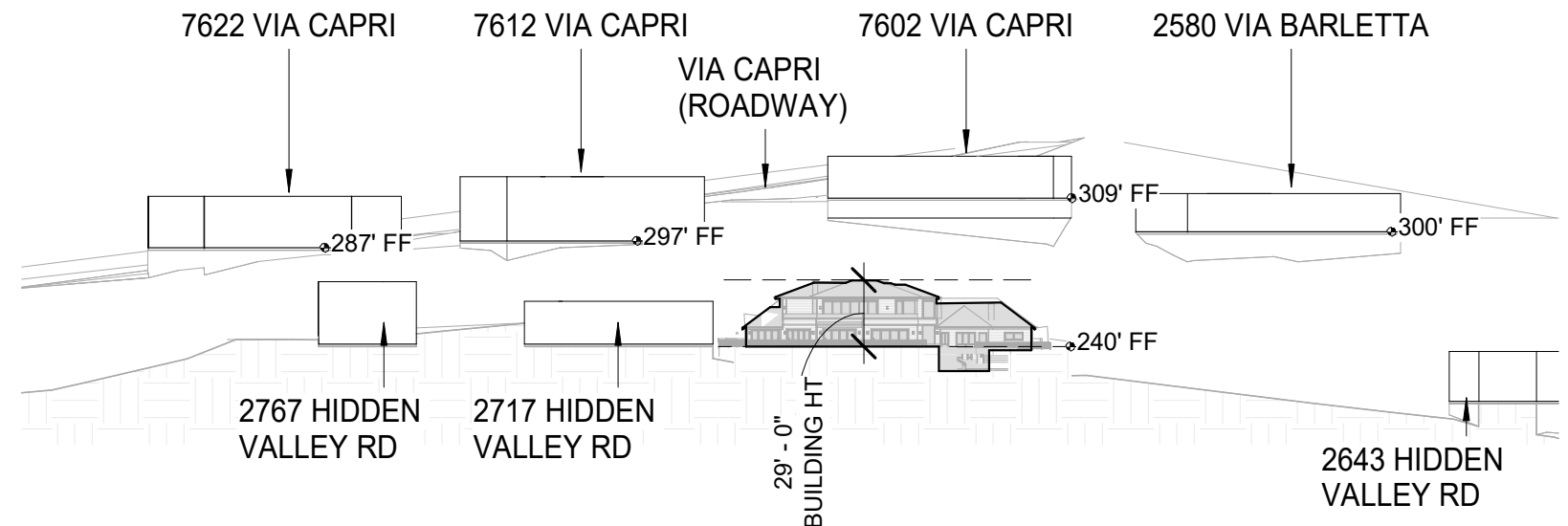
DATE: MAY 28 TH, 2019  
SCALE: AS NOTED

PROPERTY SITE PLAN  
1" = 50'-0"  
2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037

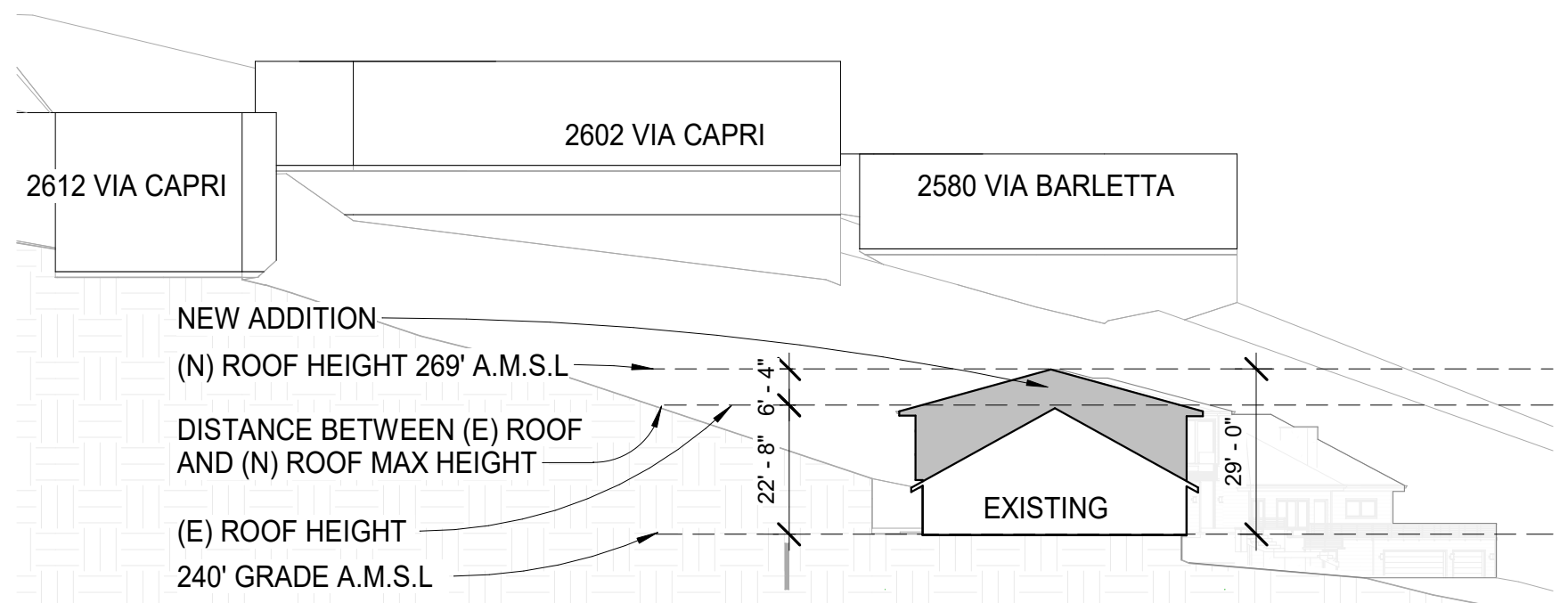




1 VICINITY SECTION  
1" = 100'-0"



2 NORTH HEIGHT VIEW  
1" = 80'-0"



3 SITE SECTION  
1" = 30'-0"

## SITE SECTIONS

DATE:

MAY 28 TH, 2019

SCALE:

AS NOTED

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



PROPOSED RENDERING



EXISTING PHOTO

# ENTRY FACADE

DATE:

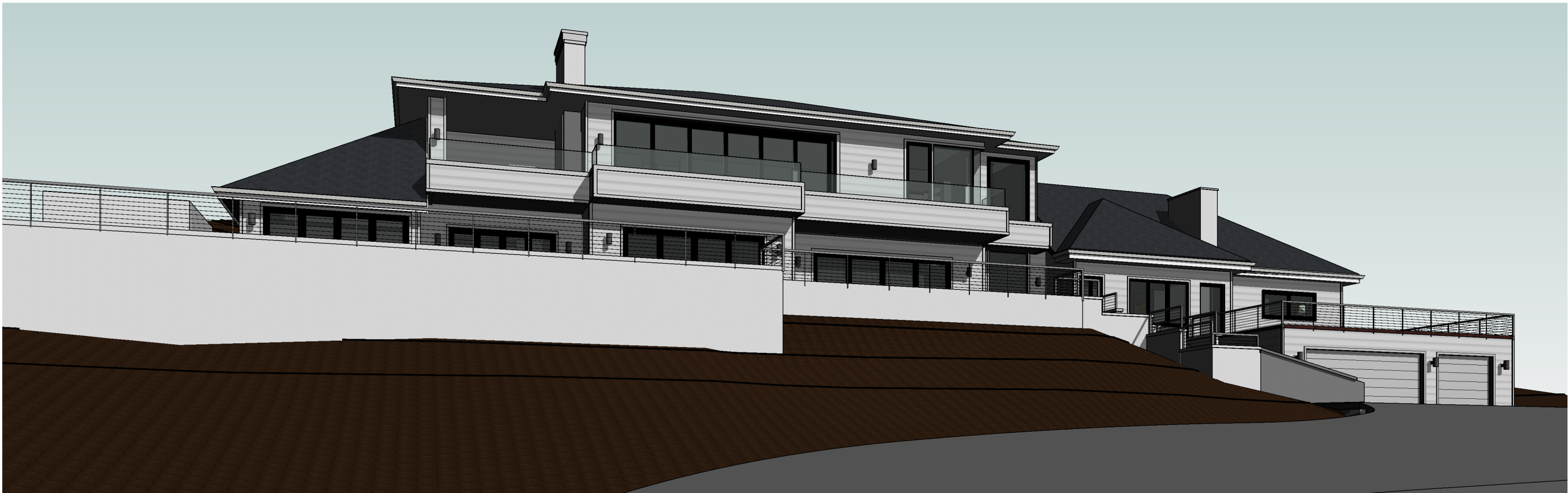
MAY 28TH, 2019

SCALE:

NOT TO SCALE

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037





PROPOSED RENDERING



STREET VIEW

DATE:  
SCALE:

MAY 28TH, 2019  
NOT TO SCALE



EXISTING PHOTOS

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037





ADDRESS		APN #	LOT SIZE	NET SF	NEW NET SF
1	2695 Hidden Valley Road San Diego, CA 92037	346-580-06-00	41,587 SF	4,347 SF	6,157 SF
2	2717 Hidden Valley Road, San Diego, CA 92037	346-580-01-00	19,284 SF	2,528 SF	
3	2767 Hidden Valley Road, San Diego, CA 92037	346-580-02-00	20,820 SF	2,276 SF	
4	7622 Via Capri, San Diego, CA 92037	346-580-04-00	19,557 SF	3,471 SF	
5	7612 Via Capri, San Diego, CA 92037	346-580-03-00	20,154 SF	3,756 SF	
6	7602 Via Capri, San Diego, CA 92037	352-172-02-00	25,721 SF	3,288 SF	
7	2580 Via Barletta, San Diego CA 92037	352-172-01-00	24,844 SF	2,862 SF	
8	2550 Via Barletta, San Diego CA 92037	352-180-01-00	175,695 SF	4,252 SF	
9	2643 Hidden Valley Road, San Diego CA 92037	352-084-07-00	42,454 SF	6,554 SF	
10	2667 Hidden Valley Road, San Diego CA 92037	352-084-08-00	41,900 SF	3,415 SF	
11	2710 Hidden Valley Road, San Diego CA 92037	352-083-30-00	17,164 SF	4,511 SF	
12	2726 Hidden Valley Road, San Diego CA 92037	352-083-29-00	23,954 SF	2,353 SF	
TOTAL			473,134 SF	43,613 SF	
TOTAL/#			473,134 SF/12	43,613 SF/12	
AVERAGE			39,428 SF	3,634 SF	

PROPERTY INFORMATION GATHERED FROM  
PARCEL QUEST - WWW.PARCELQUEST.COM  
SAN DIEGO COUNTY ASSESSOR RECORDS

HOME SIZE ANALYSIS

DATE: MAY 28 TH, 2019

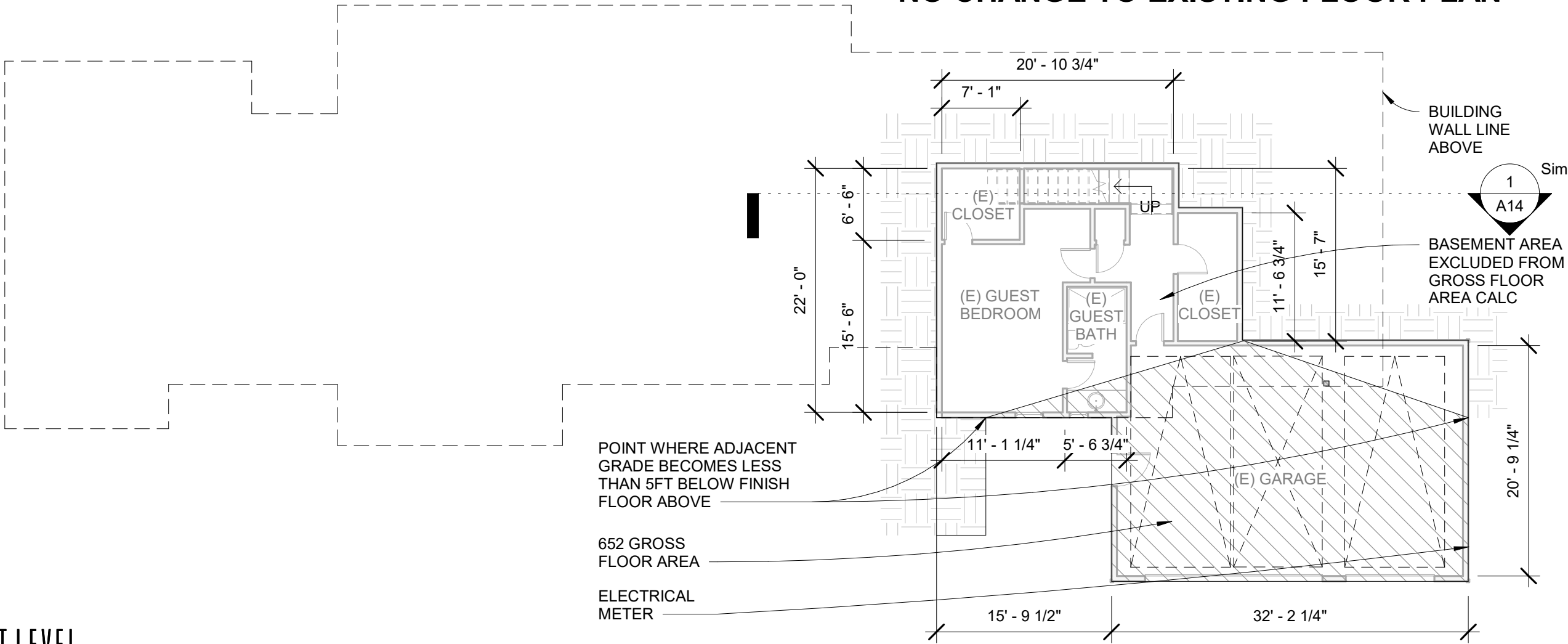
SCALE:

2695 HIDDEN VALLEY ROAD LA JOLLA , CA 92037

EXISTING GROSS FLOOR AREA - 652

EXISTING NET FLOOR AREA - 463

NO CHANGE TO EXISTING FLOOR PLAN



EXISTING  
1 GARAGE & BASEMENT LEVEL  
3/32" = 1'-0"

EXISTING LOWER LEVEL FLOOR PLAN

DATE: MAY 28TH, 2019  
SCALE: 3/32" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



**EXISTING NET FLOOR AREA - 3884**


$$3/32'' = 1'-0''$$

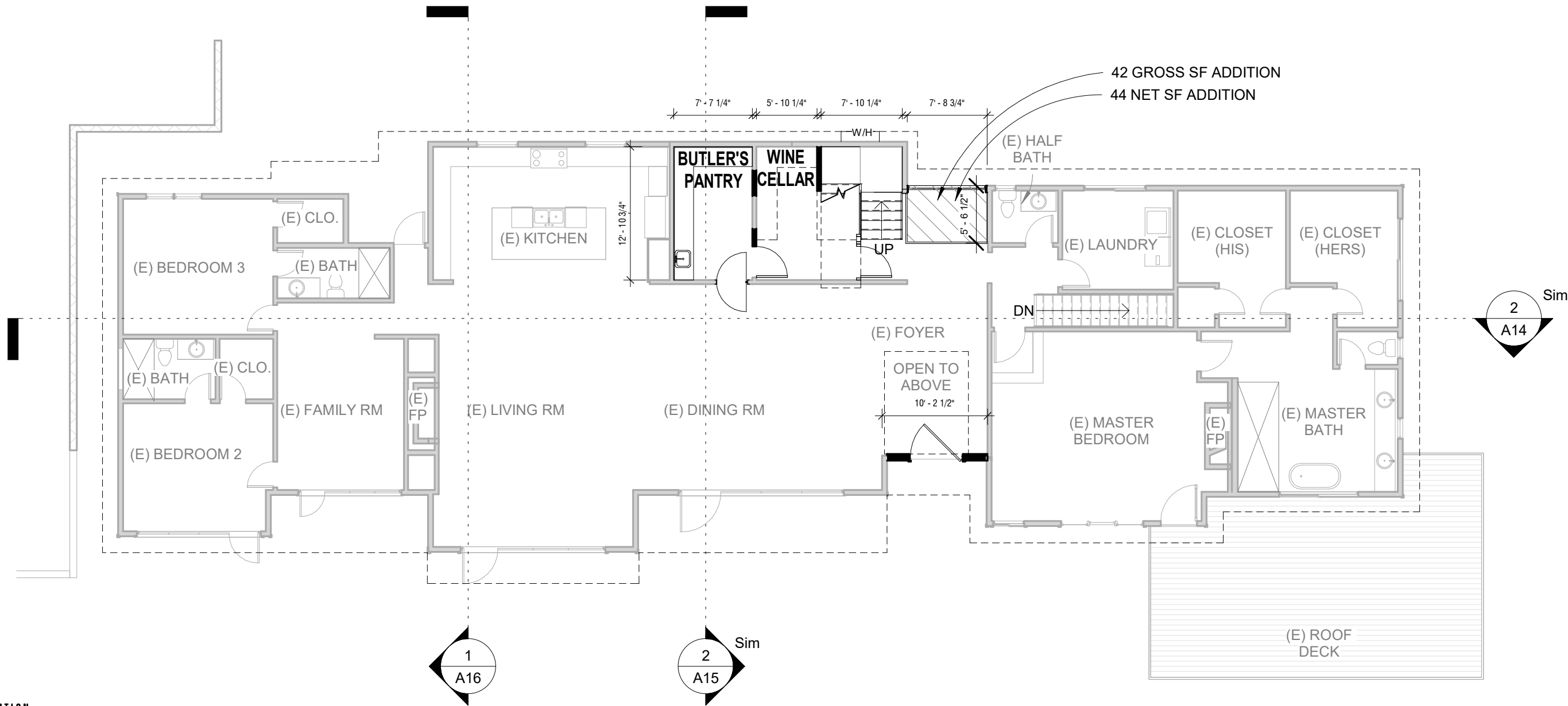
**ARCHITECTS**  
**LOCAL**

713 13TH ST. #307  
619.535.0537

SAN DIEGO, CA 92101  
ARCHITECTSLOCAL.COM

NEW TOTAL GROSS FLOOR AREA - 4085

NEW TOTAL NET FLOOR AREA - 3928



REMODEL & ADDITION  
NEW LEVEL 1  
1  
3/32" = 1'-0"

NEW ENTRY LEVEL

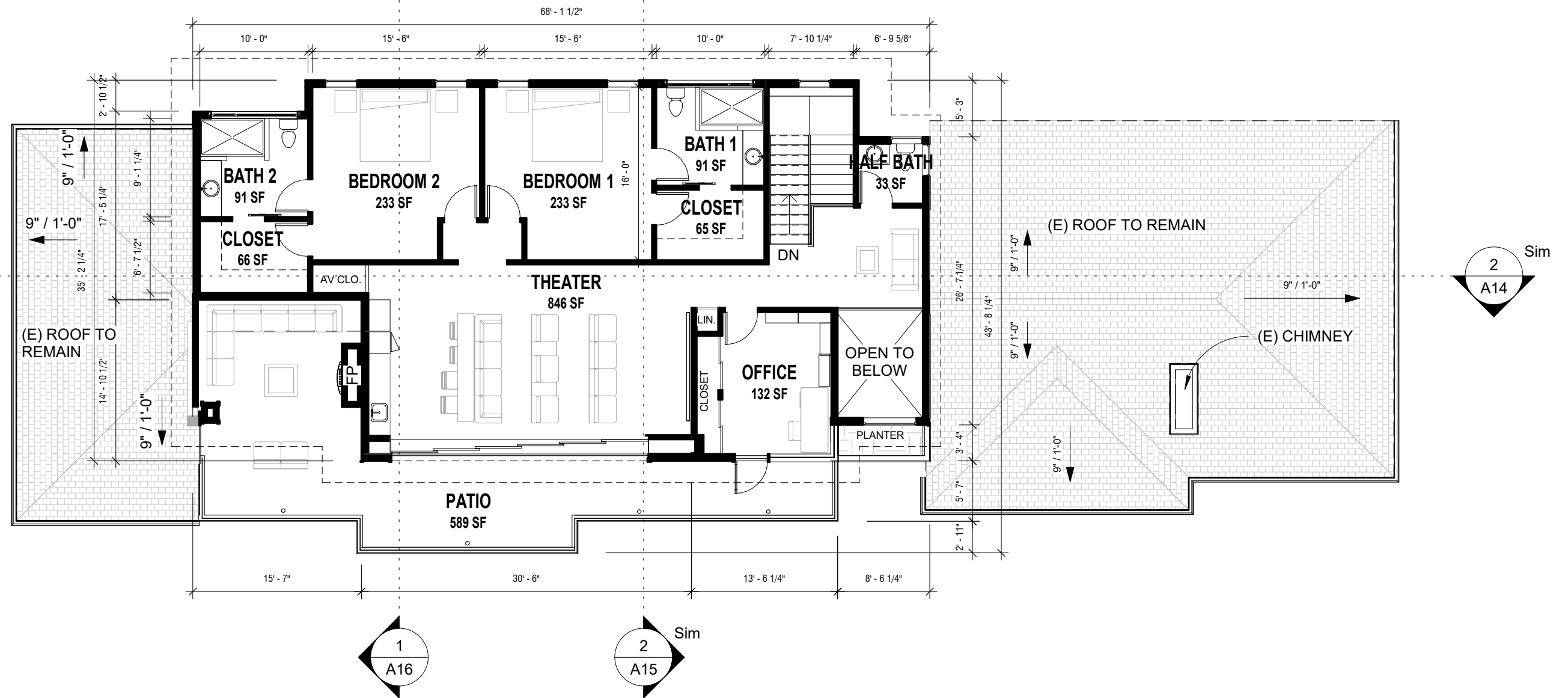
DATE: MAY 28 TH, 2019  
SCALE: 3/32" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



NEW TOTAL GROSS FLOOR AREA - 2201

NEW TOTAL NET FLOOR AREA - 1766



PROPOSED

PROPOSED LEVEL 3

1

3/32" = 1'-0"

NEW UPPER LEVEL FLOOR PLAN

DATE:

MAY 28 TH, 2019

SCALE:

3/32" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037

ARCHITECTS  
**Local**

713 13TH ST. #307  
619.535.0537

SAN DIEGO, CA 92101  
ARCHITECTSLOCAL.COM



## 1 EXISTING NORTH ELEVATION

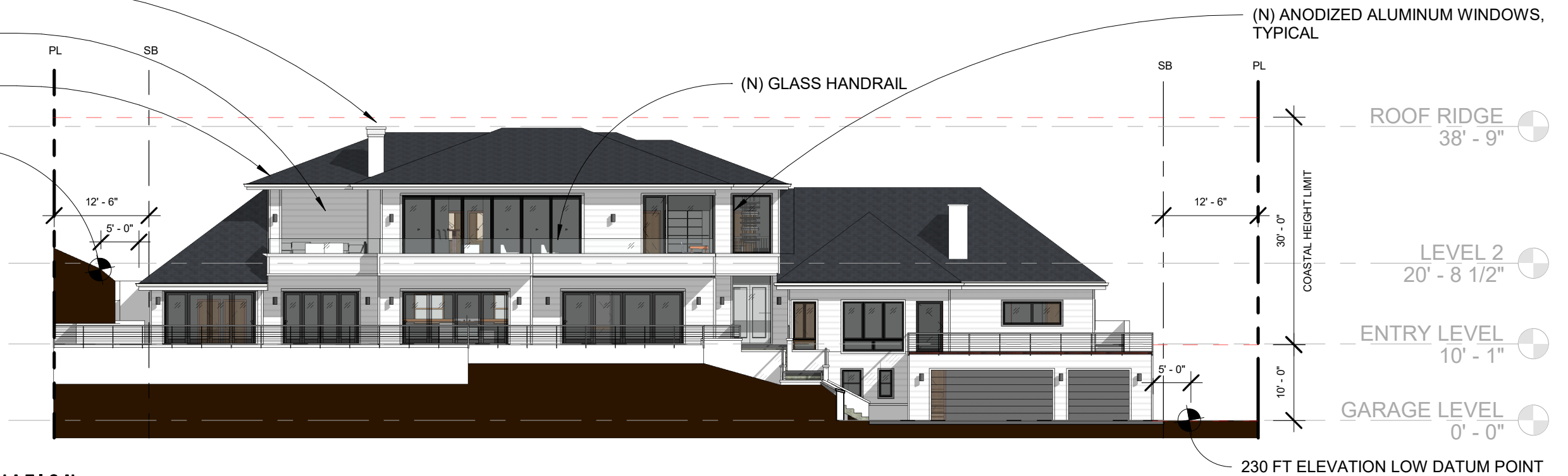
1/16" = 1'-0"

(E) CHIMNEY TO BE EXTENDED -  
STUCCO FINISH TO MATCH EXISTING

(N) HARDI BACKER SIDING TO  
MATCH EXISTING, TYPICAL

(N) ASPHALT SHINGLES TO  
MATCH EXISTING, TYPICAL

250 FT ELEVATION HIGH  
DATUM POINT



## 2 PROPOSED NORTH ELEVATION

1/16" = 1'-0"

### NORTH ELEVATIONS

DATE:

MAY 28 TH, 2019

SCALE:

1/16" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



2 EXISTING SOUTH ELEVATION  
1/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION  
1/16" = 1'-0"

## SOUTH ELEVATIONS

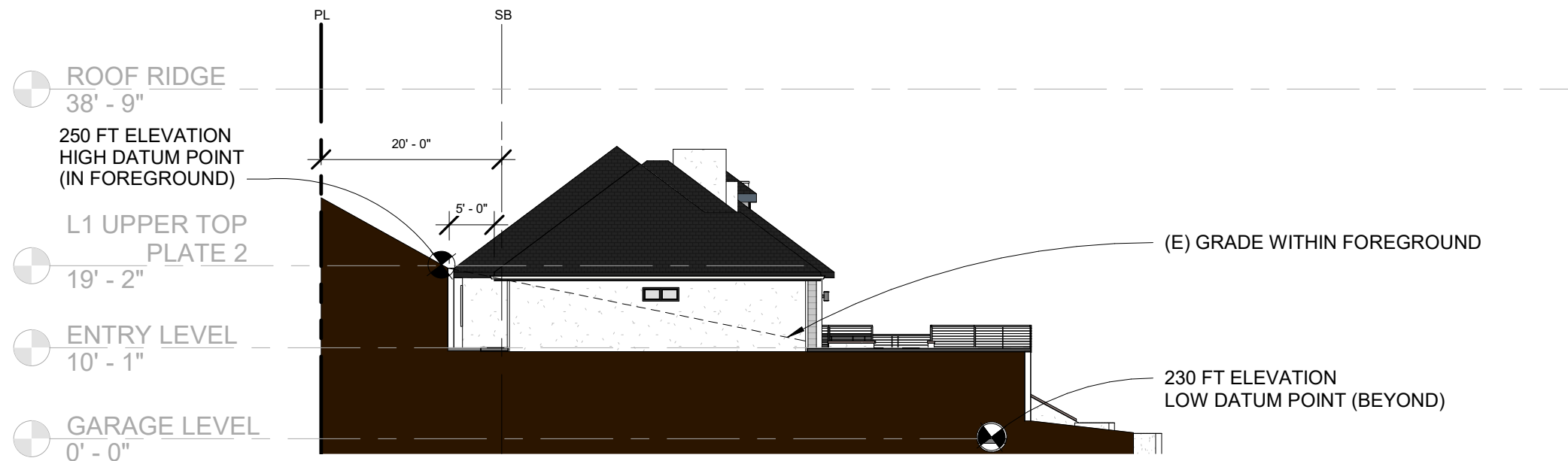
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MAY 28 TH, 2019

SCALE:

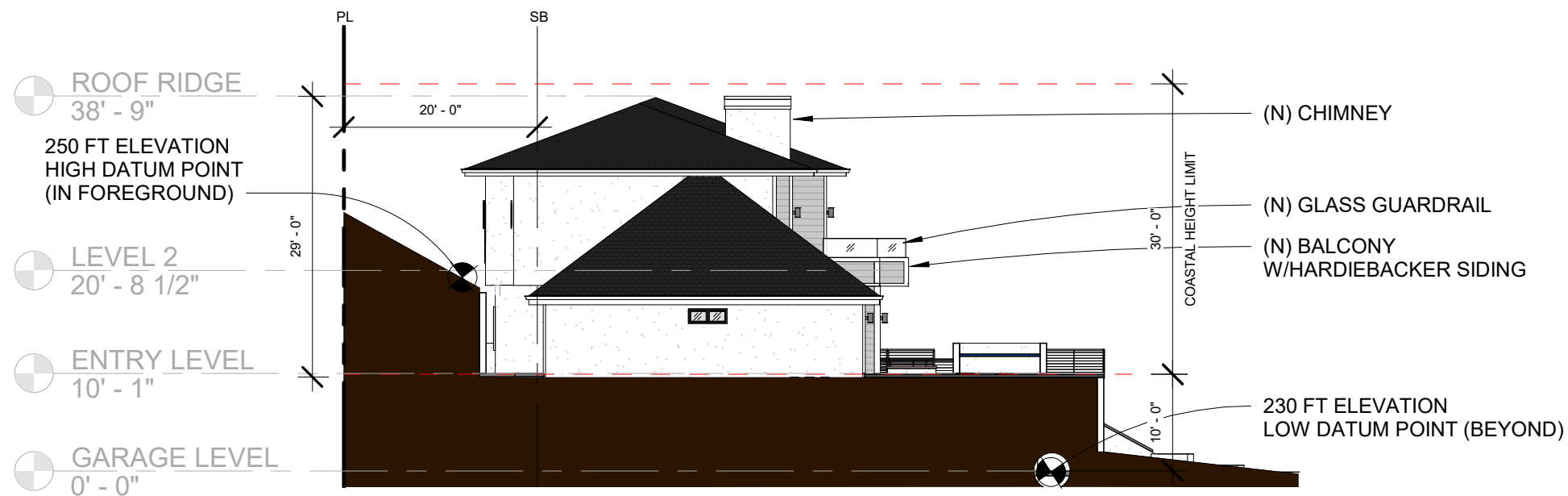
1/16" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



## 1 EXISTING EAST ELEVATION

1/16" = 1'-0"



## 2 PROPOSED EAST ELEVATION

1/16" = 1'-0"

### EAST ELEVATIONS

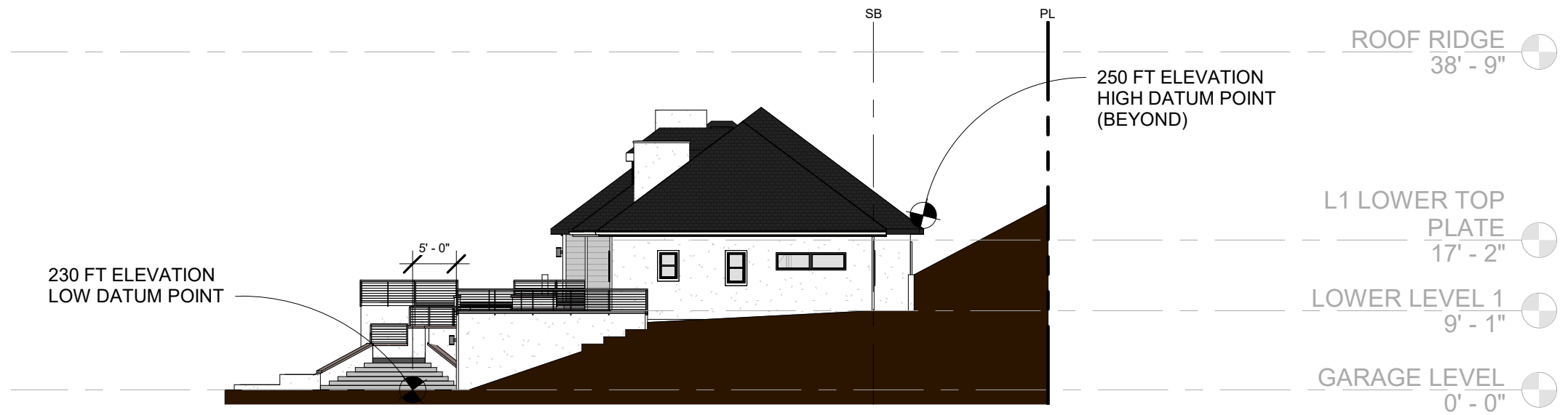
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SCALE:

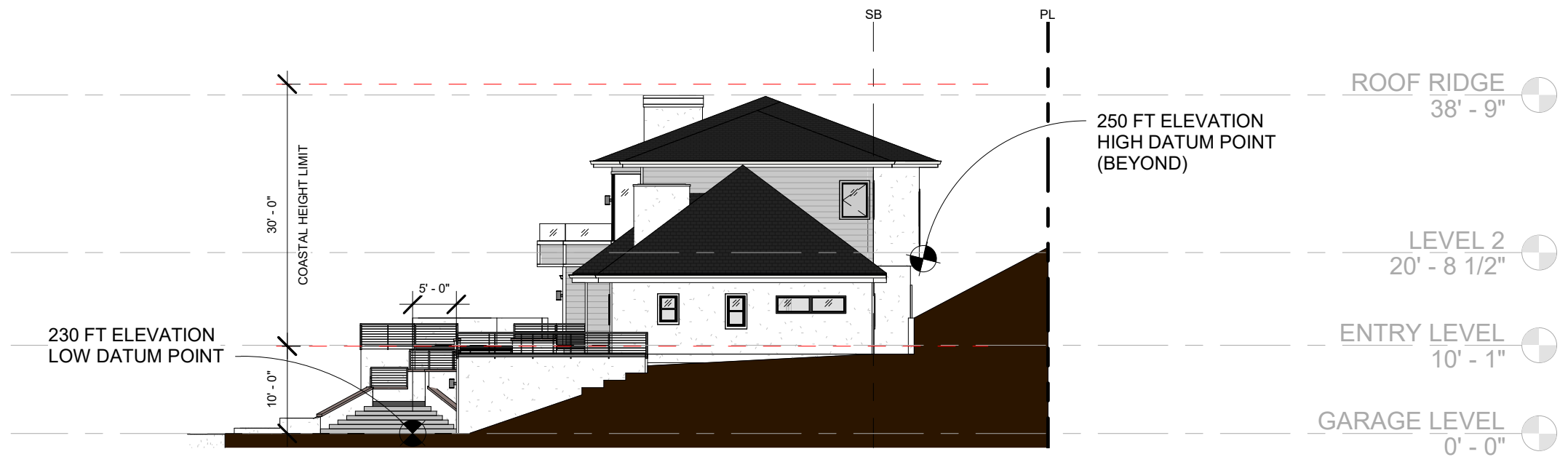
MAY 28 TH, 2019

1/16" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



1 EXISTING WEST ELEVATION  
1/16" = 1'-0"



2 PROPOSED WEST ELEVATION  
1/16" = 1'-0"

## WEST ELEVATIONS

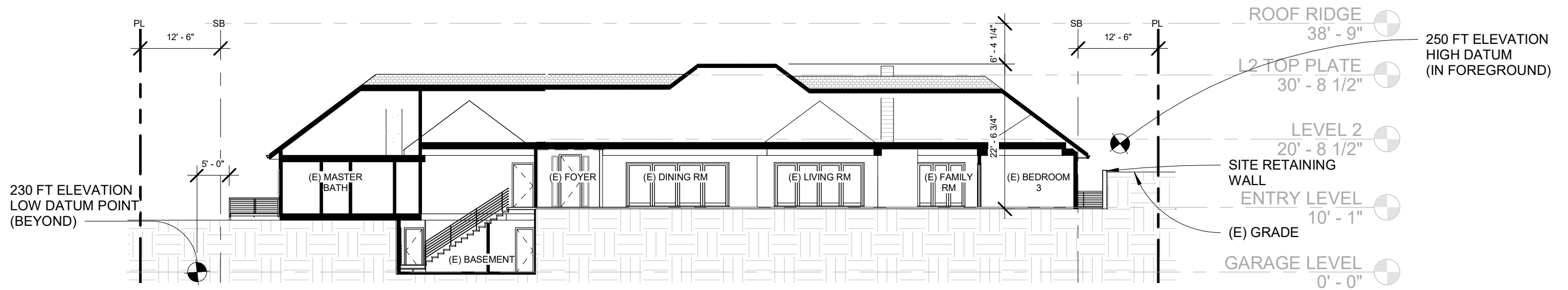
DATE:

MAY 28 TH, 2019

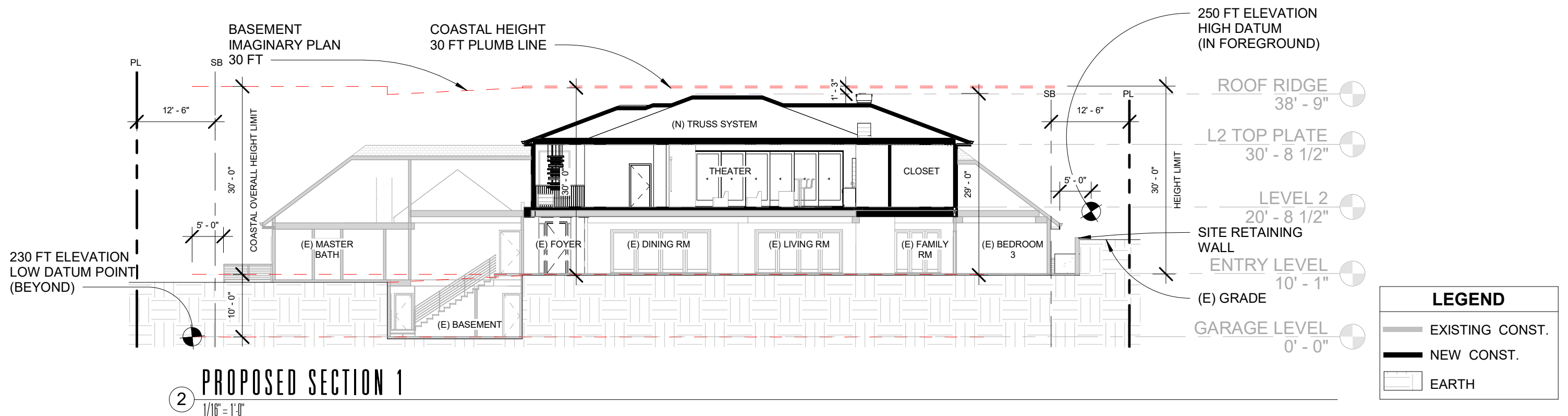
SCALE:

1/16" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



1 EXISTING SECTION 1  
1/16" = 1'-0"



2 PROPOSED SECTION 1  
1/16" = 1'-0"

## LONG SECTIONS

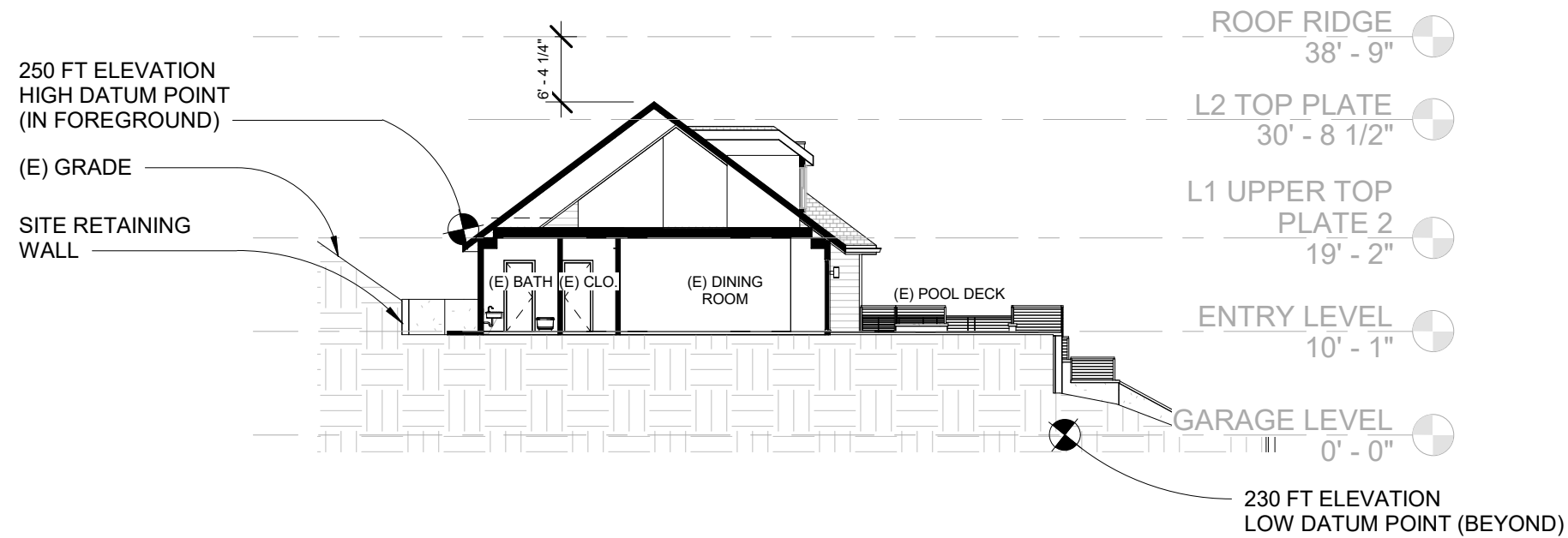
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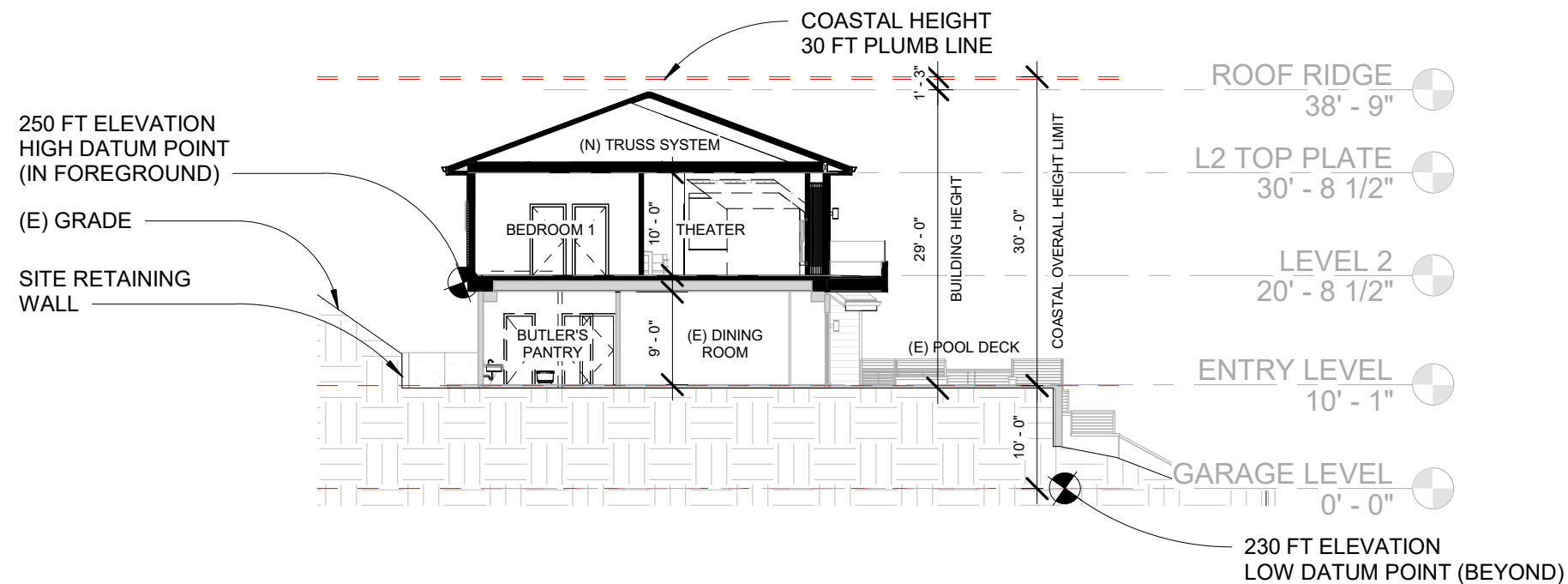
SCALE:

1/16" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



1 **EXISTING SECTION 2**  
1/16" = 1'-0"



2 **PROPOSED SECTION 2**  
1/16" = 1'-0"

LEGEND	
	EXISTING CONST.
	NEW CONST.
	EARTH

## SHORT SECTIONS

DATE:




SCALE:

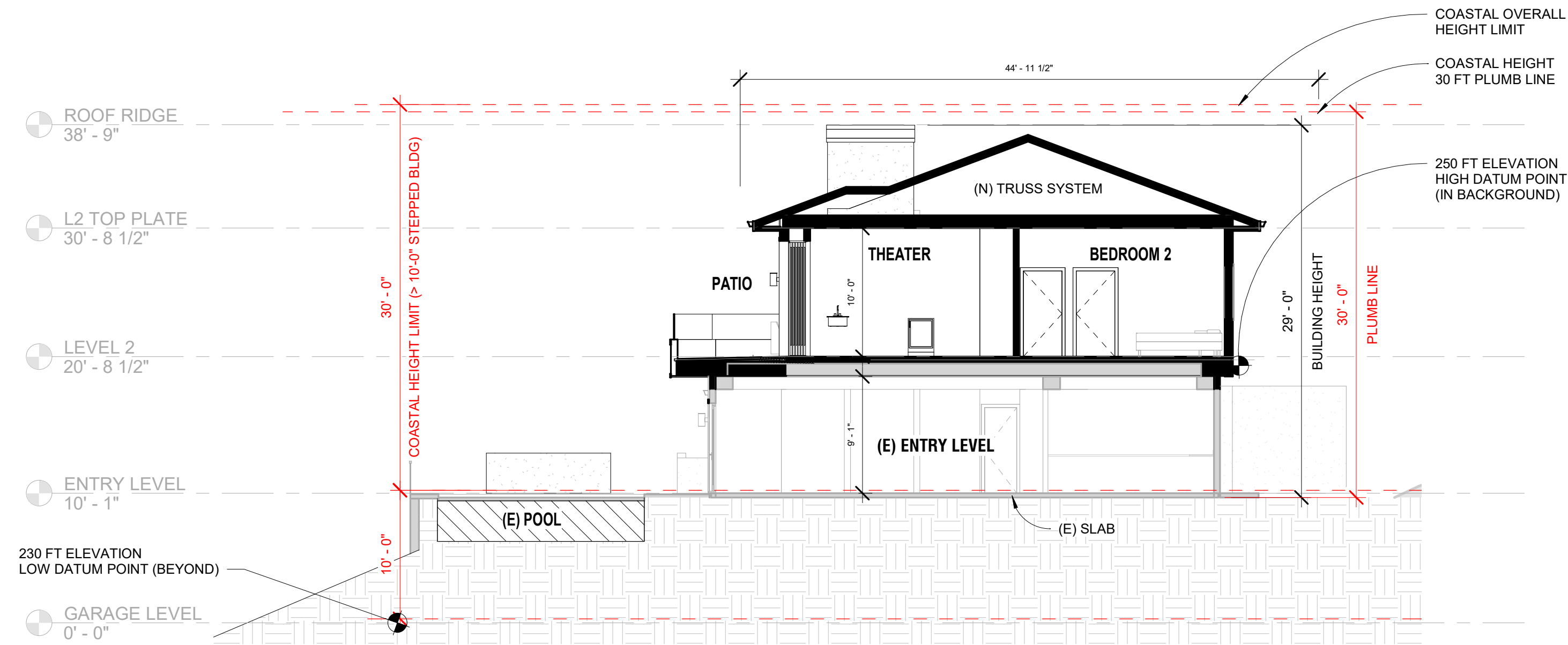
MAY 28 TH, 2019

1/16" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037



LEGEND	
	EXISTING CONST.
	NEW CONST.
	EARTH



1 SECTION 3  
1/8" = 1'-0"

SHORT SECTION 2

DATE: MAY 28 TH, 2019  
SCALE: 1/8" = 1'-0"

2695 HIDDEN VALLEY ROAD LA JOLLA, CA 92037