

La Jolla Shores Planned District Advisory Board

Wednesday, October 20th 2021

Agenda Item 5B

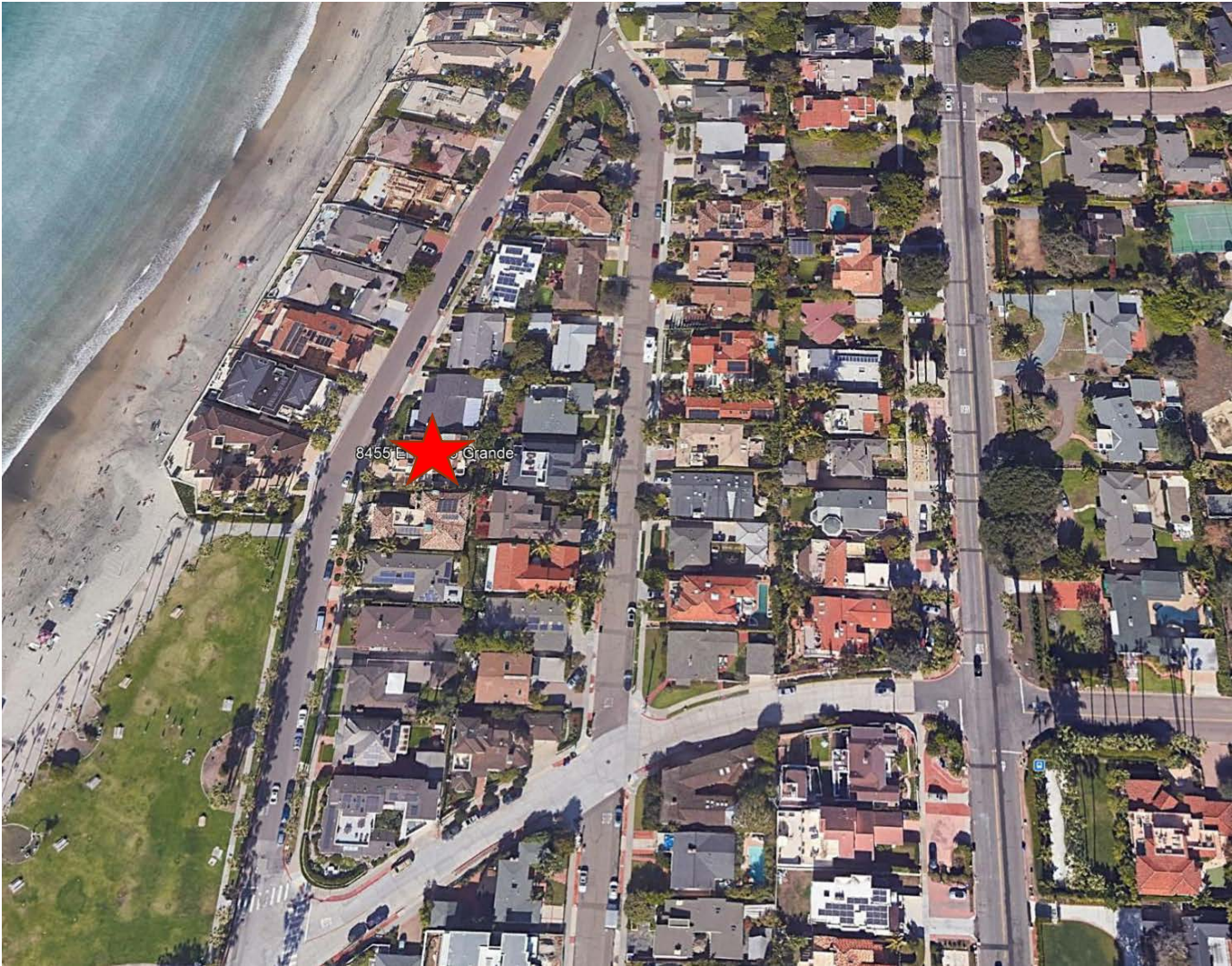
CDP 2434615 / SDP 2435616

8455 EL PASEO GRANDE, LA JOLLA

HARPER REPLACEMENT HOME

Project number: 665412

HARPER RESIDENCE LOCATION - 8455 EL PASEO GRANDE, LA JOLLA



EXISTING HOUSE ON SITE



NEIGHBORHOOD CHARACTER



8477 EL PASEO GRANDE
(3 HOUSES FROM HARPER RESIDENCE)



8466 EL PASEO GRANDE
(4 HOUSES ACROSS FROM HARPER RES.)

NEIGHBORHOOD CHARACTER



8481 EL PASEO GRANDE
(5 HOUSES FROM HARPER RES.)

NEIGHBORHOOD CHARACTER



8405 EL PASEO GRANDE
FAR = 0.87



8462 EL PASEO GRANDE

NEIGHBORHOOD CHARACTER



8450 EL PASEO GRANDE
(ACROSS THE STRET FROM HARPER RESIDENCE)

NEIGHBORHOOD CHARACTER



8423 EL PASEO GRANDE
(4 HOMES TO THE SOUTH OF HARPER RESIDENCE)
CITY APPROVED REPLACEMENT HOME
FAR 0.97



8438 PASEO DEL OCASO
(SITE BEHIND HARPER RESIDENCE)

NEIGHBORHOOD CHARACTER



8448 PASEO DEL OCASO



8374 PASEO DEL OCASO

NEIGHBORHOOD CHARACTER



8463 PASEO DEL OCASO

NEIGHBORHOOD CHARACTER



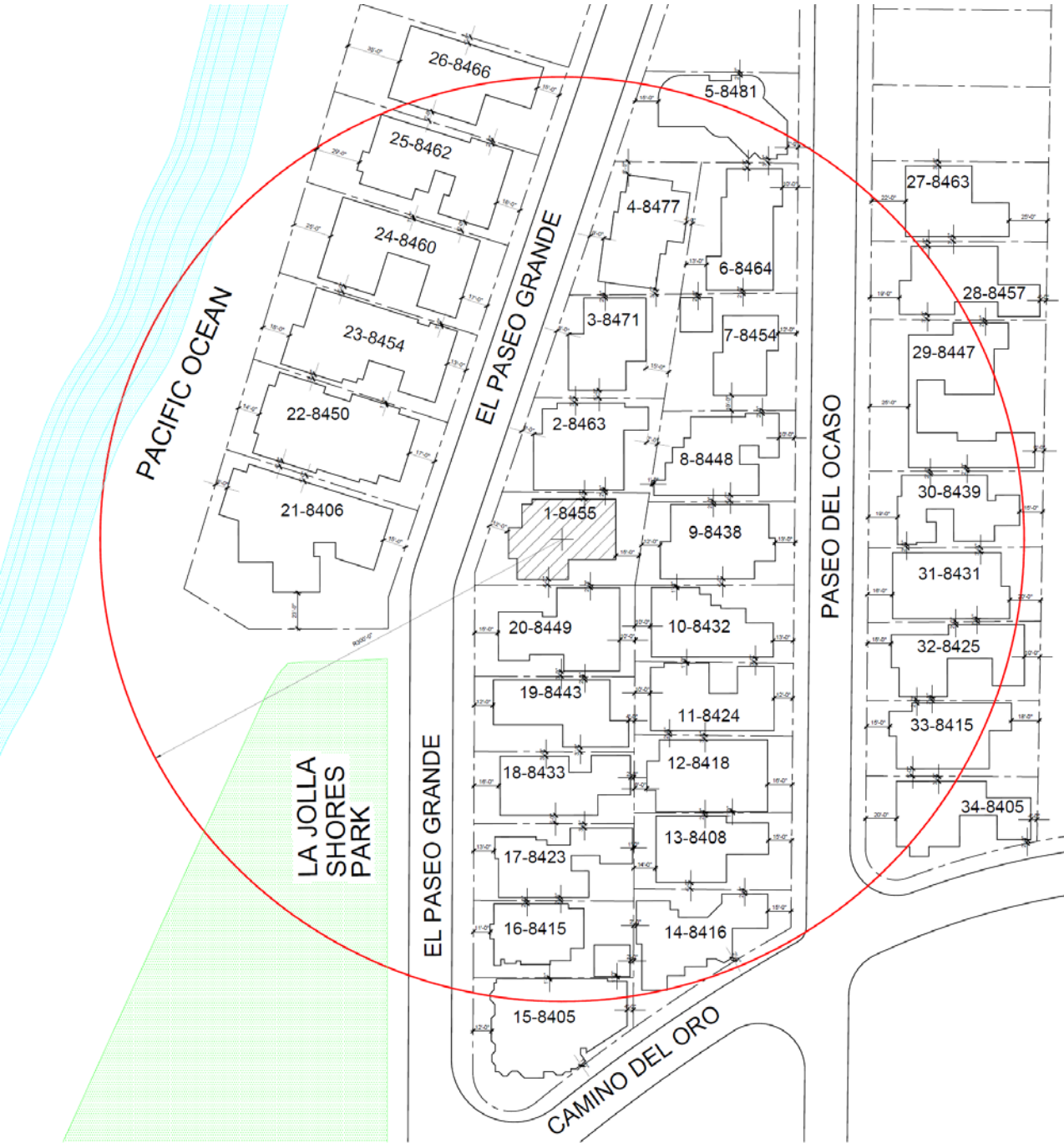
8368 PASEO DEL OCASO

NEIGHBORHOOD CHARACTER



8356 PASEO DEL OCASO

COMPLIANCE WITH SETBACKS IN THE VICINITY



PROJECT SITE
EXISTING SETBACKS

VICINITY AVERAGE SETBACKS:

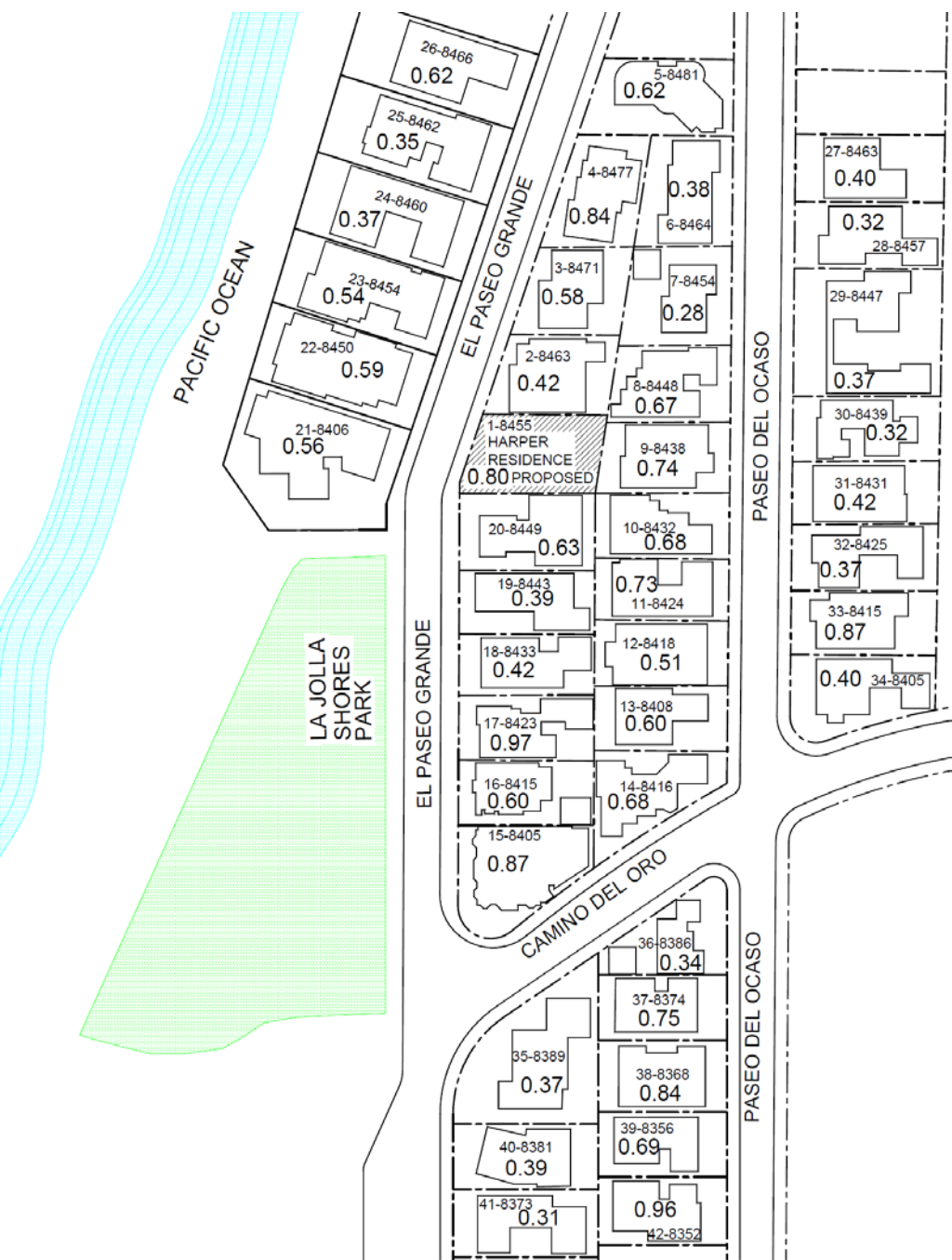
FRONT = 14'-0"
REAR = 10'-10"
RIGHT SIDE = 2'-8"
LEFT SIDE = 3'-7"

PROVIDED SETBACKS:

FRONT = 15'-0" – 33'-0"
REAR = 11'-0" – 14'-10"
RIGHT SIDE = 5'-0" – 8'-6"
LEFT SIDE = 4'-6" – 12'-0"

SETBACK SURVEY 300' RADIUS		SETBACKS			
SITE	ADDRESS	FRONT	REAR	RIGHT	LEFT
1	8455 EL PASEO GRANDE	12'-0"	15'-0"	4'-0"	4'-0"
2	8463 EL PASEO GRANDE	8'-0"	7'-0"	2'-0"	3'-0"
3	8471 EL PASEO GRANDE	8'-0"	15'-0"	2'-0"	5'-0"
4	8477 EL PASEO GRANDE	9'-0"	4'-0"	3'-0"	8'-0"
5	8477 EL PASEO GRANDE	15'-0"	7'-0"	3'-0"	2'-0"
6	8464 PASEO DEL OCASO	10'-0"	13'-0"	4'-0"	2'-0"
7	8454 PASEO DEL OCASO	12'-0"	0'-0"	4'-0"	2'-0"
8	8448 PASEO DEL OCASO	10'-0"	1'-0"	2'-0"	4'-0"
9	8438 PASEO DEL OCASO	13'-0"	12'-0"	2'-0"	4'-0"
10	8432 PASEO DEL OCASO	13'-0"	10'-0"	1'-0"	3'-0"
11	8424 PASEO DEL OCASO	12'-0"	10'-0"	1'-0"	2'-0"
12	8418 PASEO DEL OCASO	16'-0"	8'-0"	3'-0"	1'-0"
13	8408 PASEO DEL OCASO	15'-0"	14'-0"	2'-0"	4'-0"
14	8416 CAMINO DEL ORO	2'-0"	2'-0"	15'-0"	2'-0"
15	8405 EL PASEO GRANDE	12'-0"	4'-0"	1'-0"	1'-0"
16	8415 EL PASEO GRANDE	11'-0"	2'-0"	1'-0"	2'-0"
17	8423 EL PASEO GRANDE	13'-0"	1'-0"	2'-0"	3'-0"
18	8433 EL PASEO GRANDE	16'-0"	2'-0"	5'-0"	3'-0"
19	8433 EL PASEO GRANDE	12'-0"	4'-0"	3'-0"	2'-0"
20	8449 EL PASEO GRANDE	15'-0"	10'-0"	3'-0"	2'-0"
21	8406 EL PASEO GRANDE	15'-0"	8'-0"	4'-0"	23'-0"
22	8450 EL PASEO GRANDE	17'-0"	14'-0"	1'-0"	4'-0"
23	8454 EL PASEO GRANDE	13'-0"	18'-0"	1'-0"	3'-0"
24	8460 EL PASEO GRANDE	17'-0"	25'-0"	1'-0"	4'-0"
25	8462 EL PASEO GRANDE	16'-0"	29'-0"	2'-0"	6'-0"
26	8462 EL PASEO GRANDE	15'-0"	35'-0"	4'-0"	6'-0"
27	8463 PASEO DEL OCASO	22'-0"	25'-0"	3'-0"	3'-0"
28	8457 PASEO DEL OCASO	19'-0"	4'-0"	3'-0"	3'-0"
29	8447 PASEO DEL OCASO	25'-0"	6'-0"	2'-0"	2'-0"
30	8447 PASEO DEL OCASO	19'-0"	15'-0"	2'-0"	2'-0"
31	8431 PASEO DEL OCASO	16'-0"	20'-0"	2'-0"	3'-0"
32	8425 PASEO DEL OCASO	15'-0"	10'-0"	2'-0"	2'-0"
33	8415 PASEO DEL OCASO	15'-0"	18'-0"	5'-0"	2'-0"
34	8405 PASEO DEL OCASO	20'-0"	4'-0"	2'-0"	3'-0"
TOTAL:		478'-0"	372'-0"	97'-0"	125'-0"
AVERAGE:		14'-0"	10'-10"	2'-8"	3'-7"

COMPLIANCE WITH BULK & SCALE: FAR STUDY

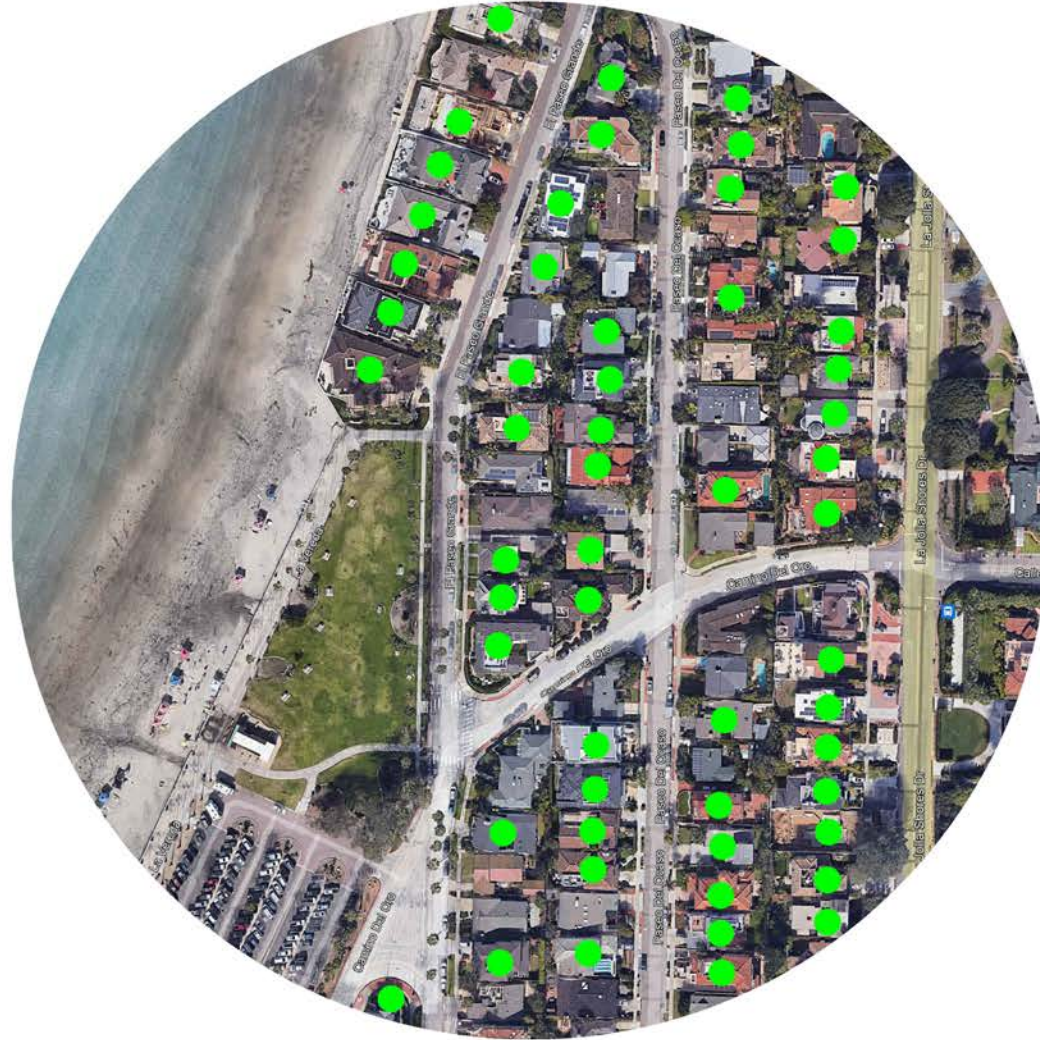


SITE	PROPERTY ADDRESS	LOT SIZE	TOTAL RESIDENTIAL GROSS FLOOR AREA	FAR
1	8455 EL PASEO GRANDE	6,193.00	4,967.00	0.80
2	8463 EL PASEO GRANDE	5,600.00	2,324.00	0.42
3	8471 EL PASEO GRANDE	5,443.00	3,146.00	0.58
4	8477 EL PASEO GRANDE	5,650.00	4,760.00	0.84
5	8481 EL PASEO GRANDE	6,534.00	4,027.00	0.62
6	8454 PASEO DEL OCASO	6,227.00	2,371.00	0.38
7	8454 PASEO DEL OCASO	6,098.00	1,700.00	0.28
8	8448 PASEO DEL OCASO	5,435.00	3,647.00	0.67
9	8438 PASEO DEL OCASO	5,550.00	4,094.00	0.74
10	8432 PASEO DEL OCASO	5,125.00	3,507.00	0.68
11	8424 PASEO DEL OCASO	4,883.00	3,584.00	0.73
12	8418 PASEO DEL OCASO	5,270.00	2,672.00	0.51
13	8408 PASEO DEL OCASO	5,397.00	3,233.00	0.60
14	8416 PASEO DEL OCASO	5,555.00	3,758.00	0.68
15	8405 EL PASEO GRANDE	6,197.00	5,361.00	0.87
16	8415 EL PASEO GRANDE	5,294.00	3,182.00	0.60
17	8423 EL PASEO GRANDE	5,241.00	5,096.00	0.97
18	8433 EL PASEO GRANDE	5,104.00	2,125.00	0.42
19	8443 EL PASEO GRANDE	5,197.00	2,052.00	0.39
20	8449 EL PASEO GRANDE	6,361.00	4,010.00	0.63
21	8406 EL PASEO GRANDE	14,262.00	8,000.00	0.56
22	8450 EL PASEO GRANDE	11,286.00	6,620.00	0.59
23	8454 EL PASEO GRANDE	11,182.00	6,000.00	0.54
24	8460 EL PASEO GRANDE	11,526.00	4,276.00	0.37
25	8452 EL PASEO GRANDE	11,722.00	4,067.00	0.35
26	8456 EL PASEO GRANDE	12,241.00	7,649.00	0.62
27	8463 PASEO DEL OCASO	5,485.00	2,200.00	0.40
28	8457 PASEO DEL OCASO	5,538.00	1,785.00	0.32
29	8447 PASEO DEL OCASO	11,279.00	4,226.00	0.37
30	8439 PASEO DEL OCASO	5,611.00	1,821.00	0.32
31	8431 PASEO DEL OCASO	5,221.00	2,172.00	0.42
32	8425 PASEO DEL OCASO	5,323.00	1,951.00	0.37
33	8415 PASEO DEL OCASO	5,424.00	4,738.00	0.87
34	8405 PASEO DEL OCASO	5,283.00	2,101.00	0.40
35	8389 EL PASEO GRANDE	9,596.00	3,562.00	0.37
36	8386 PASEO DEL OCASO	6,090.00	2,050.00	0.34
37	8374 PASEO DEL OCASO	5,247.00	3,925.00	0.75
38	8368 PASEO DEL OCASO	5,162.00	4,348.00	0.84
39	8356 PASEO DEL OCASO	4,970.00	3,443.00	0.69
40	8381 EL PASEO GRANDE	5,475.00	2,135.00	0.39
41	8373 EL PASEO GRANDE	5,249.00	1,615.00	0.31
42	8352 PASEO DEL OCASO	5,255.00	5,033.00	0.96

PROJECT SITE (PROPOSED FAR)
FAR THAT MATCHES OR EXCEEDS PROPOSED PROJECT

NEIGHBORHOOD CHARACTER

55 OF THE 80 (NEARLY 70%) HOMES IN
THIS IMAGE ARE 2 & 3 STORIES TALL



 HOMES IN THE VICINITY THAT ARE 2-STORY OR TALLER

PROPOSED PROJECT

2-STORY RESIDENCE WITH UNDERGROUND GARAGE

LOT SIZE: 6,193.73 SQ. FT.

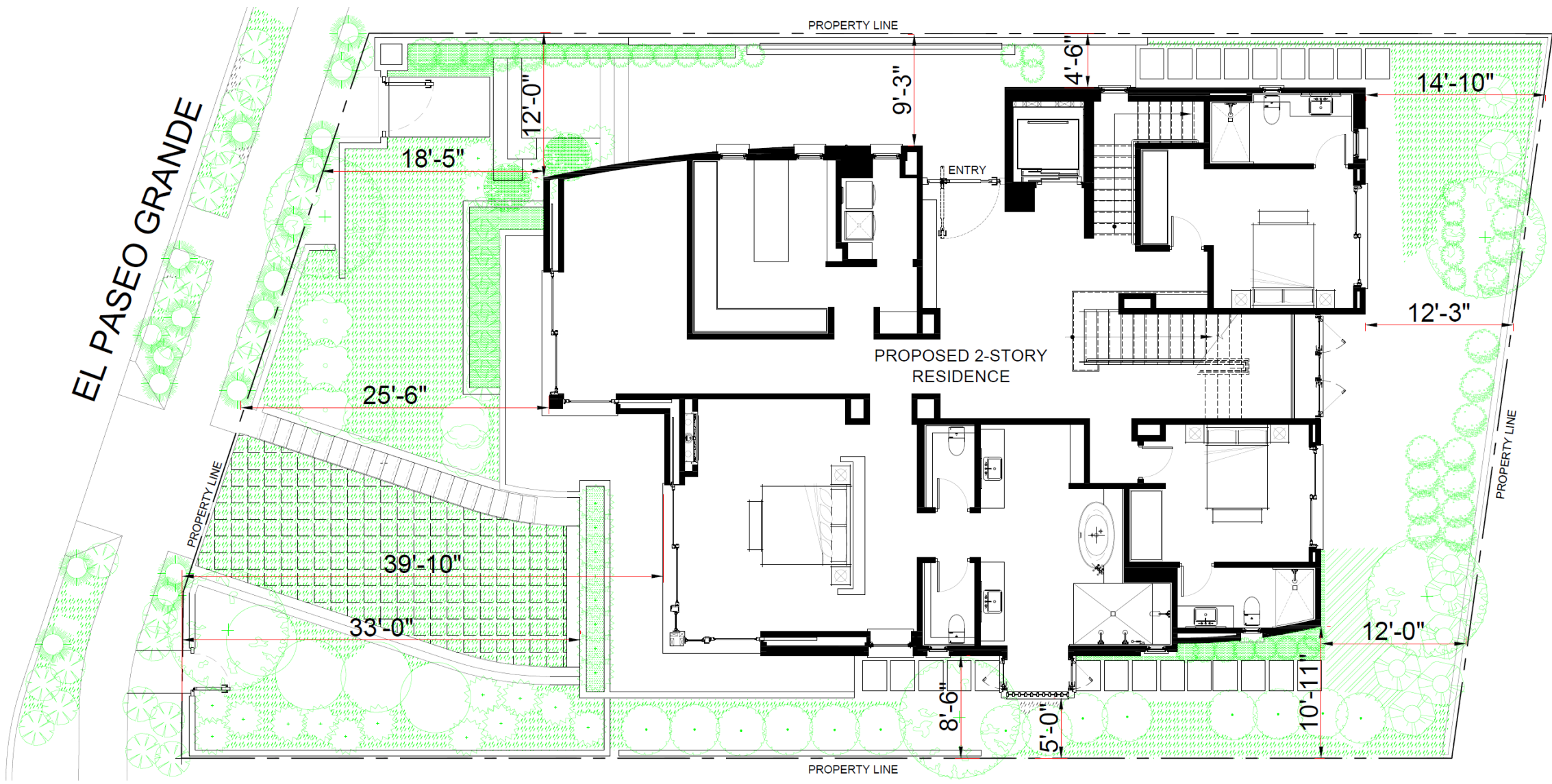
GROSS FLOOR AREA: First Floor = 2,648 Sq. Ft.
 Second Floor = 2,319 Sq. Ft.
 Total = 4,967 Sq. Ft.

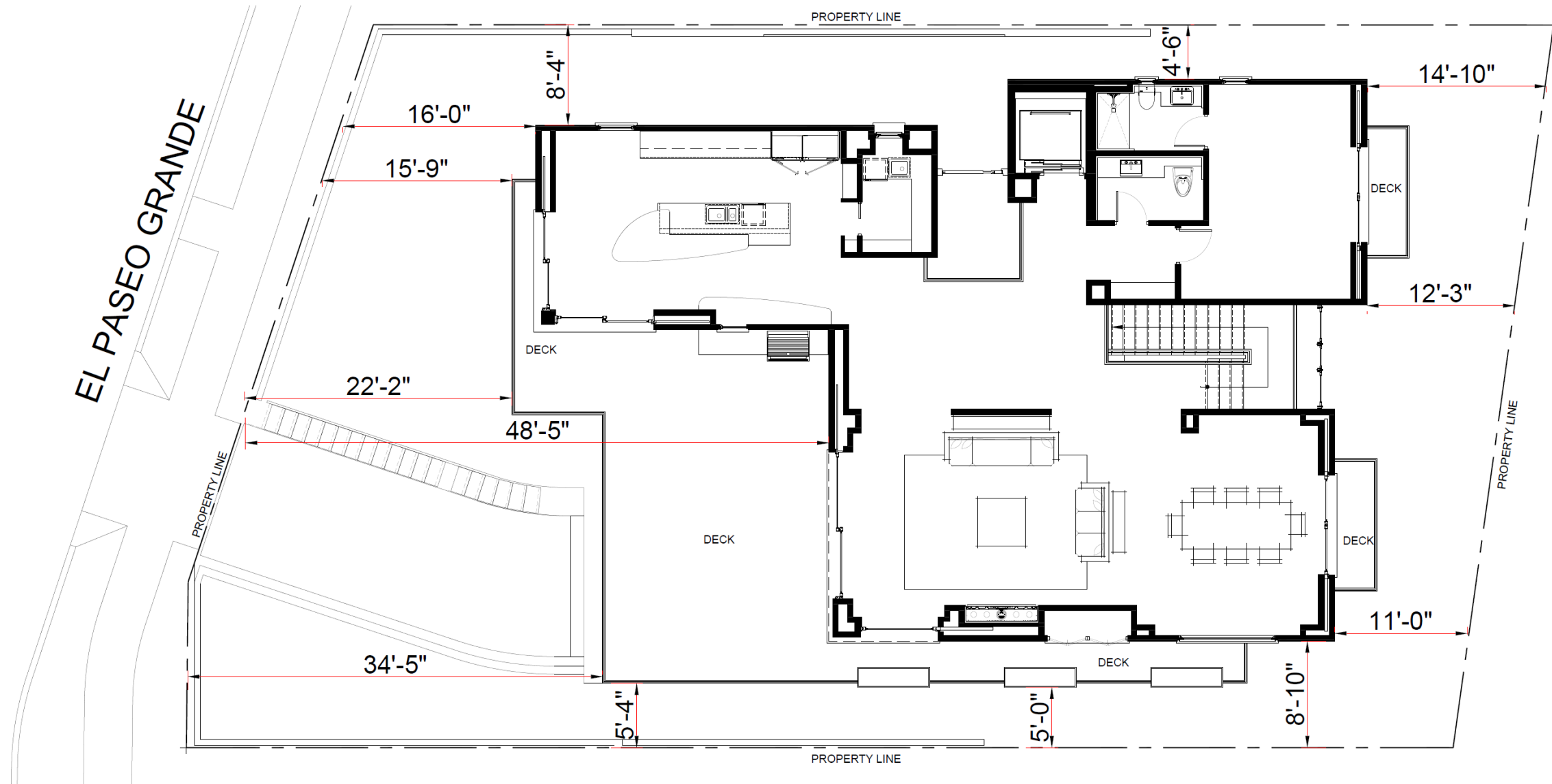
FAR: $4,967 / 6,193.73 = 0.80$

LOT COVERAGE = 42.75% (MAX. ALLOWED 60%)

SETBACKS: FRONT = 15'-0" – 33'-0"
 REAR = 11'-0" – 14'-10"
 RIGHT SIDE = 5'-0" – 8'-6"
 LEFT SIDE = 4'-6" – 12'-0"

PROPOSED SITE PLAN





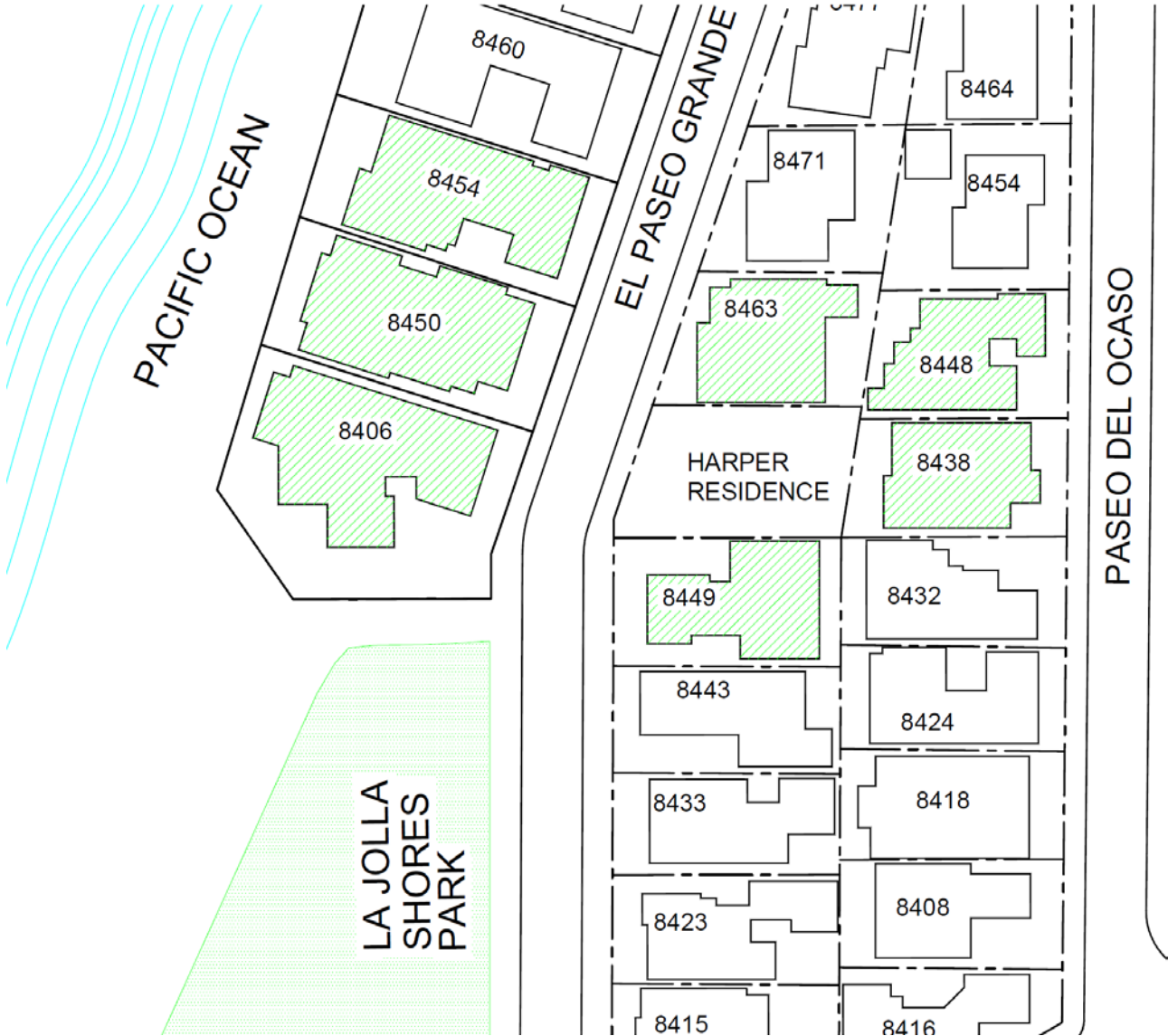
PROPOSED HARPER RESIDENCE

Compatible with neighborhood



NEIGHBORS CONTACTED:

<u>Name</u>	<u>Address</u>
Virginia Brunson	8463 El Paseo Grande
Ruben & Elsa Bours	8449 El Paseo Grande
Steve Knappenberger	8406 El Paseo Grande
Jeff Jacobs	8450 El Paseo Grande
Rich Sulpizio	8454 El Paseo Grande
Koji Fukumura	8438 Paseo Del Ocaso
Bill & India	8448 Paseo Del Ocaso



COMPLIANCE WITH LA JOLLA SHORES PDO

RULE / REGULATION		ALLOWED / REQUIRED	PROPOSED HOME	CONCLUSION
FAR		HOMES IN THE AREA RANGE FROM 0.28 - 0.97	0.80	COMPLIES
HEIGHT		30' - 0"	RIDGES RANGE 28'-10" to 29' - 3.5"	COMPLIES
SETBACKS	FRONT	HOMES IN THE AREA AVERAGE = 14'-0"	RANGES 15'-0" - 33'-0"	COMPLIES
	REAR	HOMES IN THE AREA AVERAGE = 10'-10"	RANGES 11'-0" - 14'-0"	COMPLIES
	RIGHT SIDE	HOMES IN THE AREA AVERAGE = 2'-8"	RANGES 5'-0" - 8'-0"	COMPLIES
	LEFT SIDE	HOMES IN THE AREA AVERAGE = 3'-7"	RANGES 4'-6" - 12'-0"	COMPLIES