



THE CITY OF SAN DIEGO

# NOTICE OF PUBLIC MEETING

This is to inform you that the **La Jolla Shores Planned District Ordinance Advisory Board** will be conducting a public meeting to consider recommending approval, conditional approval or denial of the development project(s) listed below:

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<b>DATE OF MEETING:</b>	May 20, 2014
<b>TIME OF MEETING:</b>	9:00 AM
<b>LOCATION OF MEETING:</b>	615 Prospect Street, Room 2 La Jolla, California 92037

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Project Review begins at **9:15 am**. Below are items/projects being considered by the La Jolla Shores Advisory Board:

## ANNOUNCEMENTS/PUBLIC COMMENT (9:00AM)

## PROJECT REVIEW (9:15AM)

### AGENDA ITEMS

- 1. Project Name:** Ragen Residence, PTS No. 359707  
**Project Location:** 7956 Paseo del Ocaso, APN: 346-503-10-00  
**Project Description:** Process Two. Coastal Development Permit and Site Development Permit to demolish an existing one-story, single family residence and the construction of a new two-story 3,268 square foot two-story single-family residence with garage on a 5353 square foot property. The site is located at 7956 Paseo Del Ocaso, in the La Jolla Shores Community Plan District, Single Family (SF) zone, and Coastal (Non-Appealable) Overlay Zone, La Jolla Community Plan Area and Council District 1.

**Project Architect:** Paul Benton, Alcorn & Benton Architects.  
**Project Applicant:** Lindsay King, Oasis Architecture & Design, Inc.  
**Phone Number:** (858) 459-0805  
**Project Manager:** Philip Lizzi  
**Telephone Number:** (619) 446-5159
- 2. Project Name:** Fronek Residence, Concept Review  
**Project Location:** 8147 Paseo Del Ocaso, APN: 346-283-05  
**Project Description:** Concept Review, not submitted to city yet. Remodel and expansion

of an existing 1,984 sf one-story single family residence to include one-story additions totaling 546 sf of new habitable floor area for a combined total gross floor area of 2,530 sf on a 5,500 sf lot. The remodel proposes a reduction in current building height. The project also includes the addition of 110 sf open trellis shade structure and a 107 sf open trellis entry structure in the front yard. Lot Coverage: 46%. Landscape Coverage: 30%.

**Project Owner:** Dr. Jan Fronck and Dr. Helane Fronck  
**Project Architect:** Philip A. Merten AIA

3. **Project Name:** Qin Addition, PTS No. 329727  
**Project Location:** 2604 Hidden Valley Road, APN: 352-083-3200  
**Project Description:** Process Three. Coastal Development Permit & Site Development Permit to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,587 square feet to an existing 9,167 square foot residence, resulting in a 12,754 square foot, two-story, single family residence on a 30,680 square foot property. The project site is located at 2604 Hidden Valley Road, the SF Zone of the La Jolla Shores Planned District, Coastal (non appealable), Coastal Height & Parking Impact Overlay Zones in the La Jolla Community Plan area.

**Project Architect:** Ed Eslund  
**Project Applicant:** Zhen Qin  
**Telephone Number:** (858) 459-4756  
**Project Manager:** Glenn Gargas  
**Phone Number:** (619) 446-5142

4. **Project Name:** Coleman Residence, PTS 359937  
**Project Location:** 2855 Moonridge Drive, La Jolla, APN: 346-650-12-00  
**Project Description:** Process One. Existing one story 2,879 sf residence and 963 garage/workshop. One story addition of 897 sf to residence plus the conversion of existing garage/workshop to living space. New attached 867 sf garage/workshop addition and new covered porches totaling 532 sf. The gross floor area (including covered porches) of 6,138 s.f. covers 30% of the 20,268 sf building site.

**Contact Person:** Larry Pappas  
**Telephone Number:** (619) 894-1562  
**Project Manager:** Dalia de la Rosa  
**Telephone Number:** (619) 446-5462

The meeting is to have the La Jolla Shores Advisory Board make a recommendation to the City's Hearing Officer, Planning Commission, or City Council. The Advisory Board will consider public testimony regarding the development project(s). Staff, Hearing Officer, Planning Commission, or City Council will make a decision to approve, approve with conditions or deny the projects listed above at a public hearing. If you wish to be notified of this public hearing you must submit a request in writing to the Project Manager at the following address City of San Diego, Development Services, 1222 First Avenue, MS 501, San Diego, CA 92101. DATE NOTICE PREPARED: May 2, 2014  
This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Community Services Program at 236-6077 at least five working days prior to the meeting to ensure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.