



THE CITY OF SAN DIEGO

NOTICE OF PUBLIC MEETING

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

DATE OF MEETING: July 21st, 2016
TIME OF MEETING: 12:00 PM
LOCATION OF MEETING: 615 Prospect Street, Room 1, La Jolla, CA 92037

1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE MINUTES
4. PUBLIC COMMENT
5. PROJECT REVIEW

Action Items		
A	Project	PTS 460884 - Costebelle Residence <i>(Continued from May 16th, 2016 meeting)</i>
	Location	2702 Costebelle Drive APN: 346-610-1000
	Description	Site Development Permit to remodel and add a 7,195 sf addition and 3,059 sf below grade basement to an existing 2,339 sf one story residence on a 0.45-acre site. See attachment for additional project details.
	Applicant	Ryan Farhood, Farhood.ryan@gmail.com , (858) 205-4112
	Project Contact	Ryan Farhood
	City Contact	Edith Gutierrez, EGutierrez@saniego.gov , (619) 446-5147
B	Project	PTS 487209 - Nikmanesh Addition
	Location	2370 Rue De Anne APN: 352-321-0300
	Description	Addition to two existing bedrooms and living room, addition of a new office room and exterior patio, and option to construct roof deck over part of the bedroom addition to an existing single-family residence on a 0.28-acre lot. See attachment for additional project details.
	Applicant	Marco Limon and Karla Cast
	Project Contact	Marco Limon, marco@engineeringconsulting.us , (760) 271-8261 Karla Cast, karla1hc@hotmail.com , (619) 254-1046
	City Contact	Ana Messina, AMessina@saniego.gov , (619) 446-5202

This information will be made available in alternative formats upon request. To request an agenda in alternative format, request a sign language or oral interpreter, or an Assistive Listening Devices (ALD's) for the meeting, call the Community Services Program at 236-6077 at least five working days prior to the meeting to ensure availability.

C	Project	PTS 492633 - Greenboim Residence	
	Location	8051 La Jolla Scenic Drive	APN: 346-732-0500
	Description	Addition of a room and deck addition to an existing 2-story single-family residence on 0.65-acre lot. See attachment for additional project details.	
	Applicant	Colin Herstad	
	Project Contact	Colin Herstad, Colinherstad@gmail.com , (619) 921-0114	
	City Contact	Alberto Romero, ARRomero@sandiego.gov , (619) 946-5184	
D	Project	PTS 480979 - Esterel Drive SDP	
	Location	7734 Esterel Drive	APN: 346-600-0500
	Description	Demolition of an existing 2,136 sf single-family residence and construction of a new 6,129 sf single-family residence on a 0.47-acre lot. See attachment for additional project details.	
	Applicant	Michael Kinoshita	
	Project Contact	Michael Kinoshita, MKA Inc., michaelk@mkainc.net , (858) 268-8176 x101	
	City Contact	Gaetano Martedi, GMartedi@sandiego.gov , (619) 446-5329	

The meeting of the La Jolla Shores Advisory Board is to hear presentations and public testimony on development projects and provide recommendations to the City's decision maker. The final project decision is made by Staff, Hearing Officer, Planning Commission, or City Council to approve, approve with conditions or deny the projects listed above. If you wish to be notified of this public hearing you must submit a request in writing to the Project Manager (City Contact listed above) at the following address: City of San Diego, Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101.

The agenda and minutes distributions are via email and will additionally be posted to the LJSPDAB webpage at <http://www.sandiego.gov/planning/community/profiles/lajolla/pddoab.shtml> . To request inclusion or removal from the distribution list please email the City Planner at mpangilinan@sandiego.gov with your request.

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

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Pangilinan, Marlon

From: Ryan Frahood <farhoodrealestate@gmail.com>
Sent: Tuesday, May 10, 2016 7:58 PM
To: Pangilinan, Marlon
Cc: Shawn Erickson
Subject: Re: 2702 Costebelle, La Jolla Comments

2702 Costebelle Dr Remodel Project.

DSD Project number- 460884
Address - 2702 Costebelle Dr, La Jolla CA 92037
APN- 346-610-10-00

Contact- Ryan Farhood (858)205-4112
farhood.ryan@gmail.com
Alternate Contact Representative- Shawn Erickson (619)634-3520
ericksonhomes@yahoo.com

Lot Size- 19,998
existing structure- 2,399 square feet
proposed square footage- 7,478 square feet
FAR- .37

Set Backs - Proposed
Street yard= 10'
Street side yard= 6' & 2'-10"
Rear yard= 82'-3.5"
Height above grade= 23'

Azure Coast 1 CC&R Board has cleared the proposed plan, and all neighbors impacted have been notified and noted. No View Corridors are blocked. Bulk and scale are well with in the FAR guild lines CCR accepted. Multiple homes in the area are of = or more square footage.

Information Items

- **Project name:** Nikmanesh Addition
- **Address and APN(s):** 2370 Rue De Anne La Jolla, Ca 92037 | 352-321-0300
- **Project contact name, phone, e-mail:** Karla Cast | 619-254-1046 | karla1hc@hotmail.com or Marco Limon | 760-271-8261 | marco@engineeringconsulting.us
- **Project description:**
- **Scope of work is an addition to (2) two existing bedrooms and living room, add a new office room and exterior patio. Project includes minor interior remodel or bathrooms and closets. This project includes the option to construct a roof deck over part of the bedroom addition.**
 - **Lot size:** 12,022 square feet.
 - **existing structure square footage and FAR:** (E) 2,962.25 square feet | 24.67% lot coverage (FAR)
 - **Proposes square footage and FAR:** (N) Habitable area = 853 square feet | (N) Exterior Patio = 232 | (N) Roof Deck = 212.50 square feet. | 853 sq. ft. + 232 sq. ft. = 1,082 sq. ft. = 9% lot coverage (FAR)
 - **Existing and proposed setbacks on all sides:** (E) Front Setback = 15'-0" (E) Side Interior Setback = 6'-0" (E) Side Street Setback = 20'-0" (E) Rear Setback = 15'-0". We are complying will all existing setbacks. Our proposed addition is 6'-9" clear from the Interior Side Property Line.
 - **Height if greater than 1-story:** We are only proposing a single story addition with a roof deck. Top of roof deck is 15'-0", top of the highest point of the proposed addition is 15'-7".
- **Project aspect(s) that the applicant team is seeking Trustee direction on. Although our project exceeds a 10% square footage increase we believe that the proposed addition may conform as a Minor Project. We're seeking a determination from the La Jolla Shores Planned District Advisory Board to determine if this project is a Minor or a Major Project.**

Action Items

- **Project PTS number from Development Services and project name:** PTS: 487209
Project Name: Nikmanesh Addition
- **Address and APN(s):** 2370 Rue De Anne La Jolla, Ca 92037 | 352-321-0300
- **Project contact name, phone, e-mail:** Karla Cast | 619-254-1046 | karla1hc@hotmail.com or Marco Limon | 760-271-8261 | marco@engineeringconsulting.us
- **Project description:** Refer to Scope above.
 - **lot size:** Refer to lot size above.
 - **existing structure square footage and FAR:** See sq. footage & FAR above.
 - **proposes square footage and FAR:** See proposed sq. footage & FAR above.
 - **existing and proposed setbacks on all sides:** See setback information above.
 - **height if greater than 1-story:** See height information above.

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 (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) 8051 LA JOLLA SCENIC DR. N. LA JOLLA
- Project contact name, phone, e-mail GREENBOIM RESIDENCE, 619 921 0114 COLINHERNSTRO
@ GMAIL.COM.
- Project description, plus
 - lot size 28,496 SQ FT
 - existing structure square footage and FAR (if applicable) 4282 SQ FT .12
 - proposes square footage and FAR 5261 SQ FT .18
 - existing and proposed setbacks on all sides UNCHANGED
 - height if greater than 1-story (above ground) 22'-4" EXISTING
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.) MINOR ADDITION - SINGLE STORY ADDITION
NOT VISIBLE FROM STREET - TO 2 STORY HOUSE

Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items) 492633
- Address and APN(s) AS ABOVE
- Project contact name, phone, e-mail AS ABOVE
- Project description, plus
 - lot size
 - existing structure square footage and FAR (if applicable)
 - proposes square footage and FAR
 - existing and proposed setbacks on all sides
 - height if greater than 1-story (above ground)AS ABOVE

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

MKA Inc.

martorana – kinoshita associates, inc.

7510 CLAIREMONT MESA BLVD., SUITE 207, SAN DIEGO, CA 92111
PHONE 858 268 8176 FAX 858 724 1556 michaelk@mkainc.net

July 8, 2016

RE: New Residence
7734 Esterel Drive
La Jolla, CA 92037
PTS #: 480979
La Jolla Planned District Advisory Board

Marlon Pangilinan,

The following is the information for the LJPDAB.

Project:	New Residence for 7734 Esterel Drive			
Project PTS No.	480979			
Address:	7734 Esterel Drive, La Jolla, CA 92037			
APN:	346-600-05-00			
Project Contact:	Michael Kinoshita MKA Inc. 7510 Clairemont Mesa Blvd., Suite 207 San Diego, CA 92111 858 268 8176x101 michaelk@mkainc.net			
Project Description:	Remove existing 2,136 SF single story house and construct new 6,129 SF residence.			
Lot Size:	20,383 SF or .047 acres			
Existing Structure:	2,136 SF, FAR 0.10			
Proposed Structure:	6,129 SF, FAR 0.30			
Setbacks	Existing Front	27.4'	Proposed Front	25'-0"
	Existing Rear	38.9'	Proposed Rear	16'-0" to deck
	Existing North Side	73.9'	Proposed North Side	33.0'
	Existing South Side	6.7'	Proposed South Side	15.0'
Height	Less than 30'-0"			

Applicant Request Approval as part of the La Jolla Shores Planned District

Please review and let me know if you have any additional questions.

Thank you.

Michael Kinoshita

Michael Kinoshita
Principal / President