



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: Wednesday, November 30th, 2016
TIME OF MEETING: 11:00am
LOCATION OF MEETING: 615 Prospect Street, Room 2, La Jolla, CA 92037

1. CALL TO ORDER
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE MINUTES
4. ANNOUNCEMENT OF NEW ADVISORY BOARD MEMBERS: Herbert Lazerow and Andrea Moser
5. PUBLIC COMMENT
6. PROJECT REVIEW:

Action Items		
A	Project	Calle Corta Addition – <i>Continued from August 19th Meeting</i>
	Location	2337 Calle Corta APN: 346-120-1300
	Description	Addition to an existing 4,133 sq. ft. two story residence on a 0.72-acre site. Single story addition includes two new bedrooms, bathrooms, an exercise room, and guest kitchenette totaling 1,837 sf. <i>See Attachments A1-A2 for additional details and recent changes.</i>
	Applicant	Raman Kurkchubasche
	Project Contact	Francis Czerner, Francisczerner@gmail.com , (619) 920-8965
	City Contact	N/A
B	Project	Elkins Residence PTS 463101
	Location	8260 Paseo del Ocaso APN: 346-231-1700
	Description	CDP/SDP for demolition of existing single-family home w/ attached garage on a 7,886 sf lot and construct a new 2-story single family residence with basement, roof deck, and attached garage. <i>See Attachments B1-B2 for additional details.</i>
	Applicant	Tim Golba
	Project Contact	Tim Golba, Golba Architecture, tgolba@golba.com , (619) 231-9905
	City Contact	Karen Bucey, KBucey@sandiego.gov , (619) 446-5049

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	McCastlend Residence PTS 84822
	Location	2557 Ardath Road APN: 352-083-3100
	Description	Combination Building Permit for a new companion unit including 2 bedrooms, bath, kitchen, and storage to an existing single-family residence. <i>Applicant to provide additional information at the meeting.</i>
	Applicant	Rob Balentine
	Project Contact	Rob Balentine, R. Balentine Consulting Residential Design, (858) 531-5106
	City Contact	Juan Alvarez, JAlvarez@san Diego.gov , (619) 533-5162
D	Project	Manciet Residential Addition PTS 514417
	Location	8144 La Jolla Shores Drive APN: 346-283-1300
	Description	Existing Single story home is proposing a room addition (Family room) and covering an existing patio to convert into dining room. Total addition 394 SF. <i>See Attachments C1 through C4 for additional details.</i>
	Applicant	Eduardo Frischwasser
	Project Contact	Eduardo Frischwasser, (619) 764-1818, frisch21@gmail.com
	City Contact	Cecilia Ponce, CPonce@san Diego.gov , (619) 446-5409

Information Items for Courtesy Review (time permitting)		
A	Project	Cliffridge Lane Addition
	Location	8393 Cliffridge Lane
	Description	Two-story Addition of 800 to 1,000 sf to an existing 3,612 sf two-story house with existing 700 sf garage on a 10,000 sf lot. Current Gross Floor Area is 43,000 sf with an existing FAR of 0.43. <i>Applicant seeks guidance from the Advisory Board and will provide additional details at the meeting.</i>
	Applicant	Brian Will
	Project Contact	Brian Will, Will & Fotsch Design, brian@willandfotsch.com
	City Contact	N/A

7. POTENTIAL DECEMBER MEETING: Decision to either hold a meeting in December or postpone the meeting until January 2017 in light of the holiday season.
8. ADJOURNMENT

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

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.

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

From: [francis](#)
To: [Pangilinan, Marlon](#)
Subject: Re: Thank you for setting up the LJSPDAB review today
Date: Tuesday, August 30, 2016 6:15:53 PM
Attachments: [Kurkchubasche plans - revised - 2016-8-29.pdf](#)

Hi Marlon,

Attached are revised plans for 2337 Calle Corta.

The square footage has shrunk down to 1,795 SF. The whole addition has been pulled into the site thus allowing a 5' distance to the side property line rather than the 4' that was shown before. Also, addressing the concern of having a 63' long wall with no breaks at the side property line, we have pulled back a 26'-3" section to 8'-6" from the side property line. Now, instead of having a 63' long wall 4' from the side setback, we have a 36'-9" long section at 5' from the side property line with the remaining 26'-3" of wall at 8'-6" from the side property line.

I hope this shows the board our willingness and attempt to address their concerns with this project.

If it is at all possible to get some feedback on these changes from the board before the next scheduled meeting we'd really appreciate it.

Thank you,

Francis

2337 CALLE CORTA ADDITION

L A J O L L A , C A 9 2 0 3 7

PROJECT INFORMATION:

ADDRESS AND APN:

2337 CALLE CORTA, LA JOLLA, CA 92037
346-120-13-00

PROJECT CONTACT:

ARCHITECT: FRANCIS CZERNER, 619-920-8965, FRANCISCZERNER@GMAIL.COM
CLIENT: RAMAN KURKCHUBASCHE, 858-459-6981, RKURKCHU@GMAIL.COM

PROJECT DESCRIPTION:

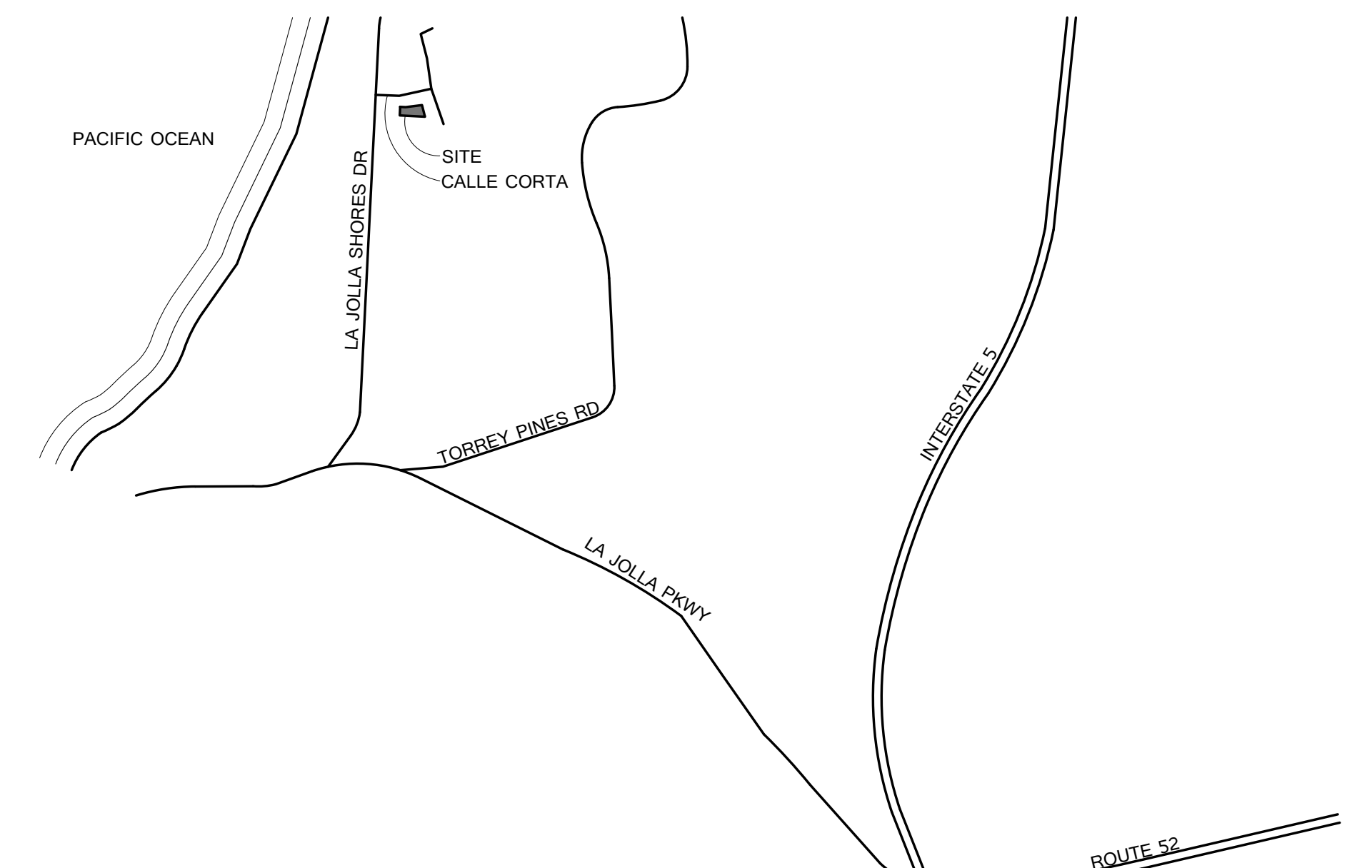
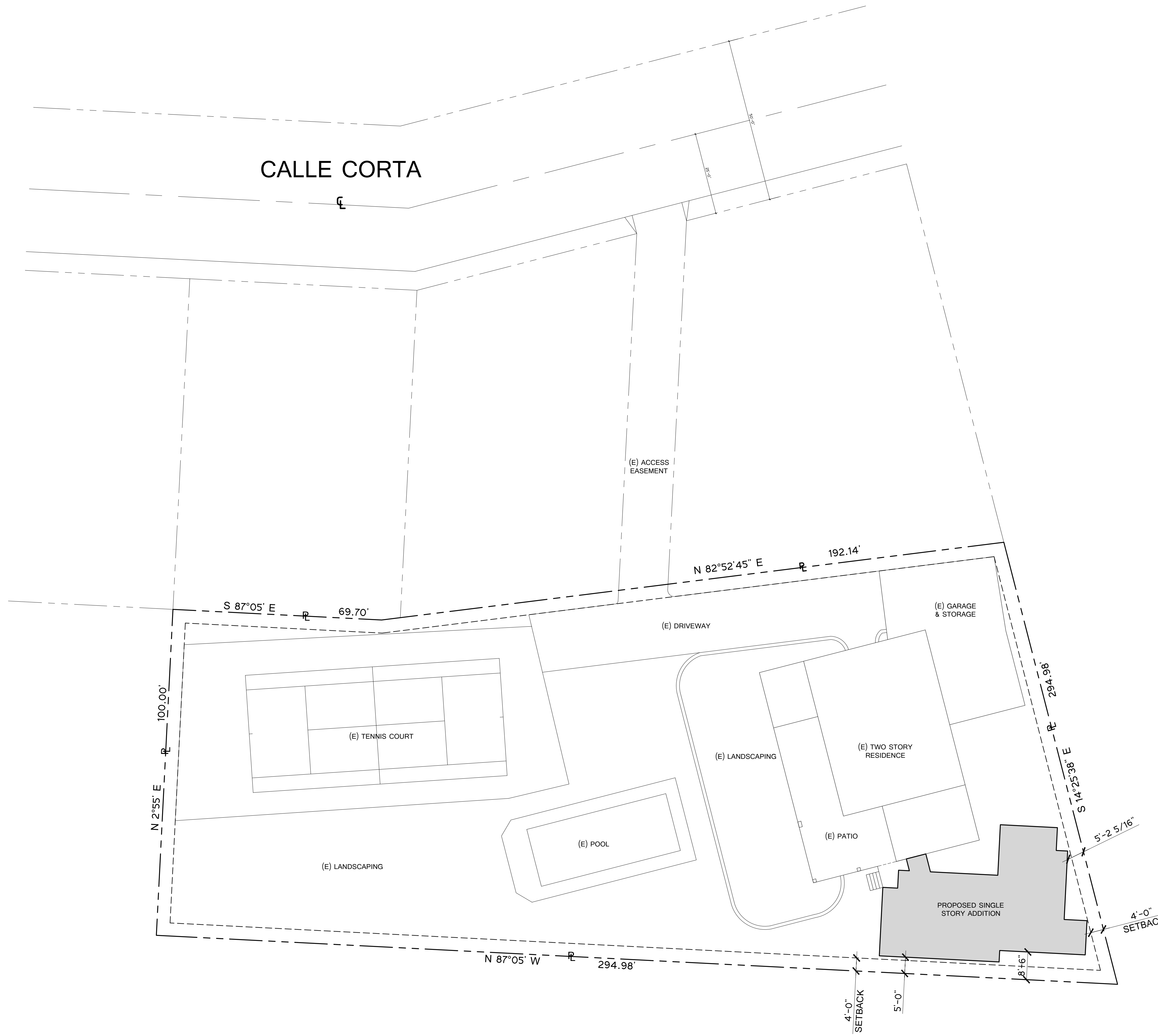
-ADDITION OF ATTACHED 1,795 SQ. FT. SINGLE STORY TO AN EXISTING 4,133 SQ. FT. TWO STORY RESIDENCE. TOTAL AREA (EXISTING + PROPOSED): 5,928 SQ. FT. THE PROPOSED ADDITION WILL MATCH THE EXISTING RESIDENCE IN STYLE, LIKENESS, COLOR, AND TEXTURE OF MATERIALS. (WHITE, SMOOTH STUCCO FINISH.)

-EXISTING RESIDENCE HAS TWO BEDROOMS, THREE BATHROOMS, AND AN OFFICE.

-PROPOSED ADDITION WILL INCLUDE TWO BEDROOMS, TWO BATHROOMS, AN EXERCISE ROOM, AND A GUEST KITCHENETTE.

-LOT SIZE: 31,363 SQ. FT. (0.72 ACRES)

-F.A.R.:
EXISTING TWO STORY HOUSE FOOTPRINT: 2,531 SQ. FT.
EXISTING GARAGE AND STORAGE FOOTPRINT: 1,392 SQ. FT.
EXISTING FAR (HOUSE + GARAGE): 3,923 SQ. FT. (12.5% LOT COVERAGE)
PROPOSED ONE STORY ADDITION FOOTPRINT: 1,795 SQ. FT.
TOTAL FAR (EXISTING + PROPOSED): 5,718 SQ. FT. (18.2% LOT COVERAGE)



SITE PLAN

SCALE: 1/16"=1'-0"

VICINITY MAP

SCALE: N.T.S.

DATE: 08.29.2016

FRANCIS CZERNER
ARCHITECT
3047 UNION ST.
SAN DIEGO, CA 92103
619-920-8965

2337 CALLE CORTA ADDITION

L A J O L L A , C A 9 2 0 3 7

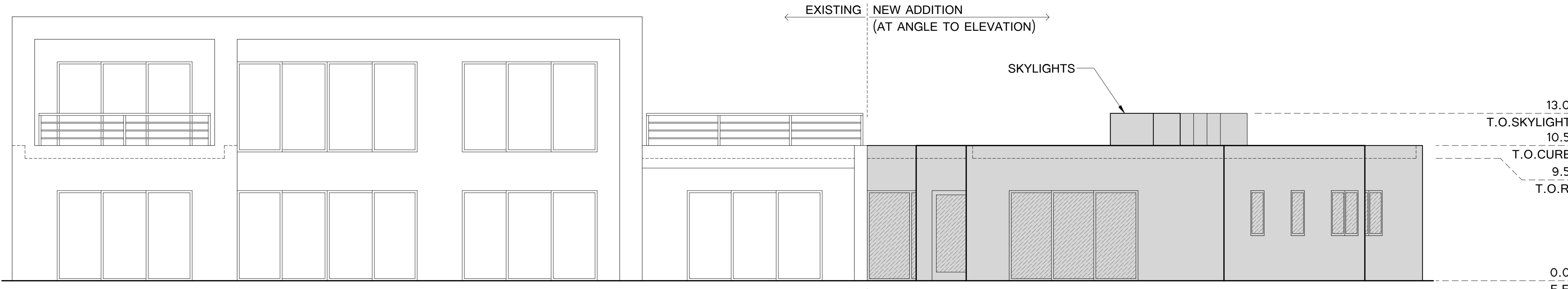
PROJECT INFORMATION:

-PROPOSED ADDITION: 1,795 SQ. FT. SINGLE STORY
 -EXISTING: 4,133 SQ. FT. TWO STORY
 TOTAL AREA (EXISTING + PROPOSED): 5,928 SQ. FT.

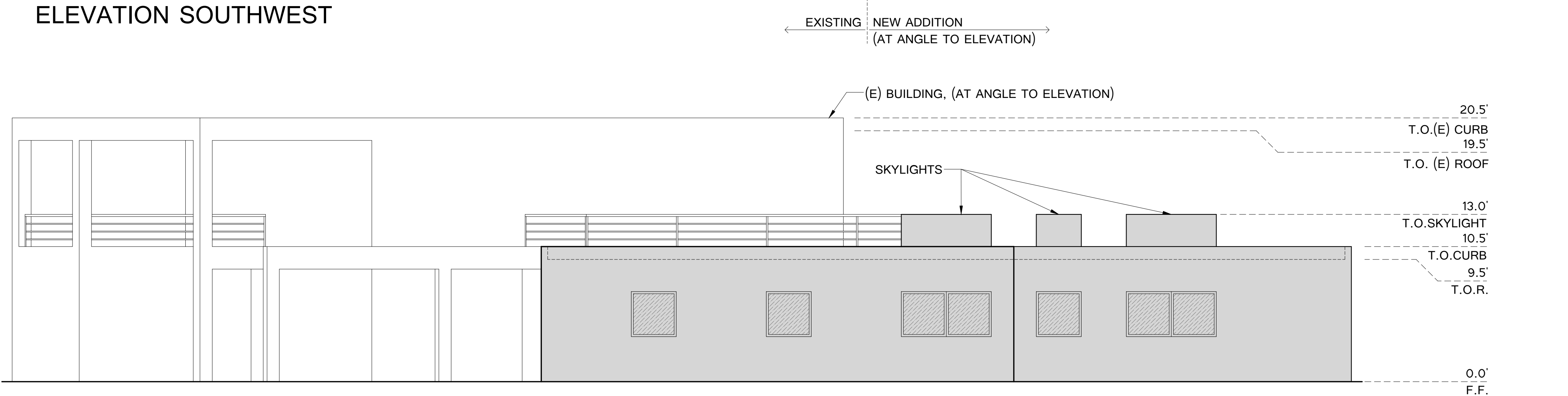
-EXISTING RESIDENCE: TWO BEDROOMS, THREE BATHROOMS, OFFICE.

-PROPOSED ADDITION: TWO BEDROOMS, TWO BATHROOMS, EXERCISE ROOM, GUEST KITCHENETTE.

ATTACHMENT A2 - Calle Corta Addition



ELEVATION SOUTHWEST



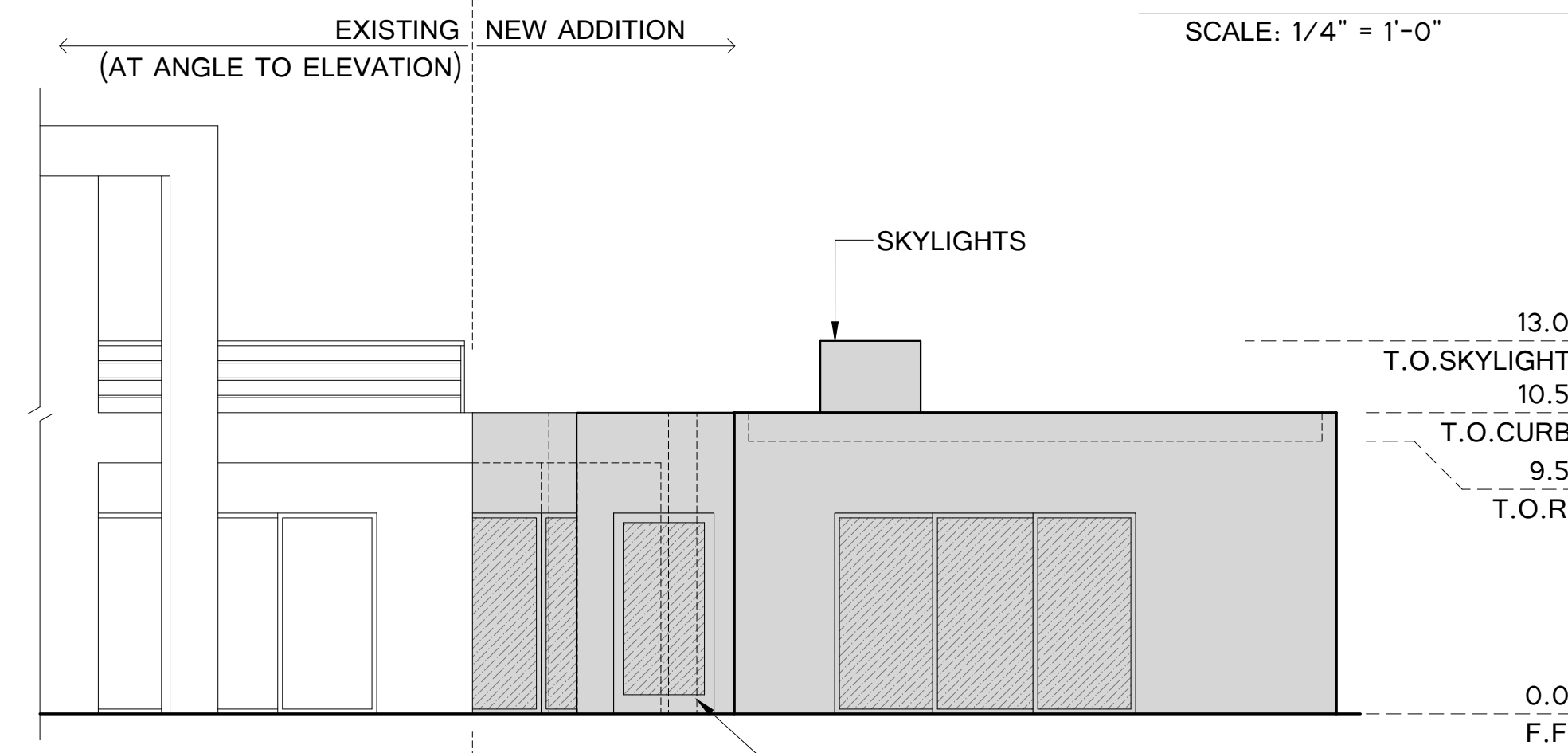
ELEVATION SOUTH

2337 CALLE CORTA ELEVATIONS

SCALE: 1/4" = 1'-0"

* SHADED PORTION IS AREA OF PROPOSED ADDITION

DATE: 8-1-16

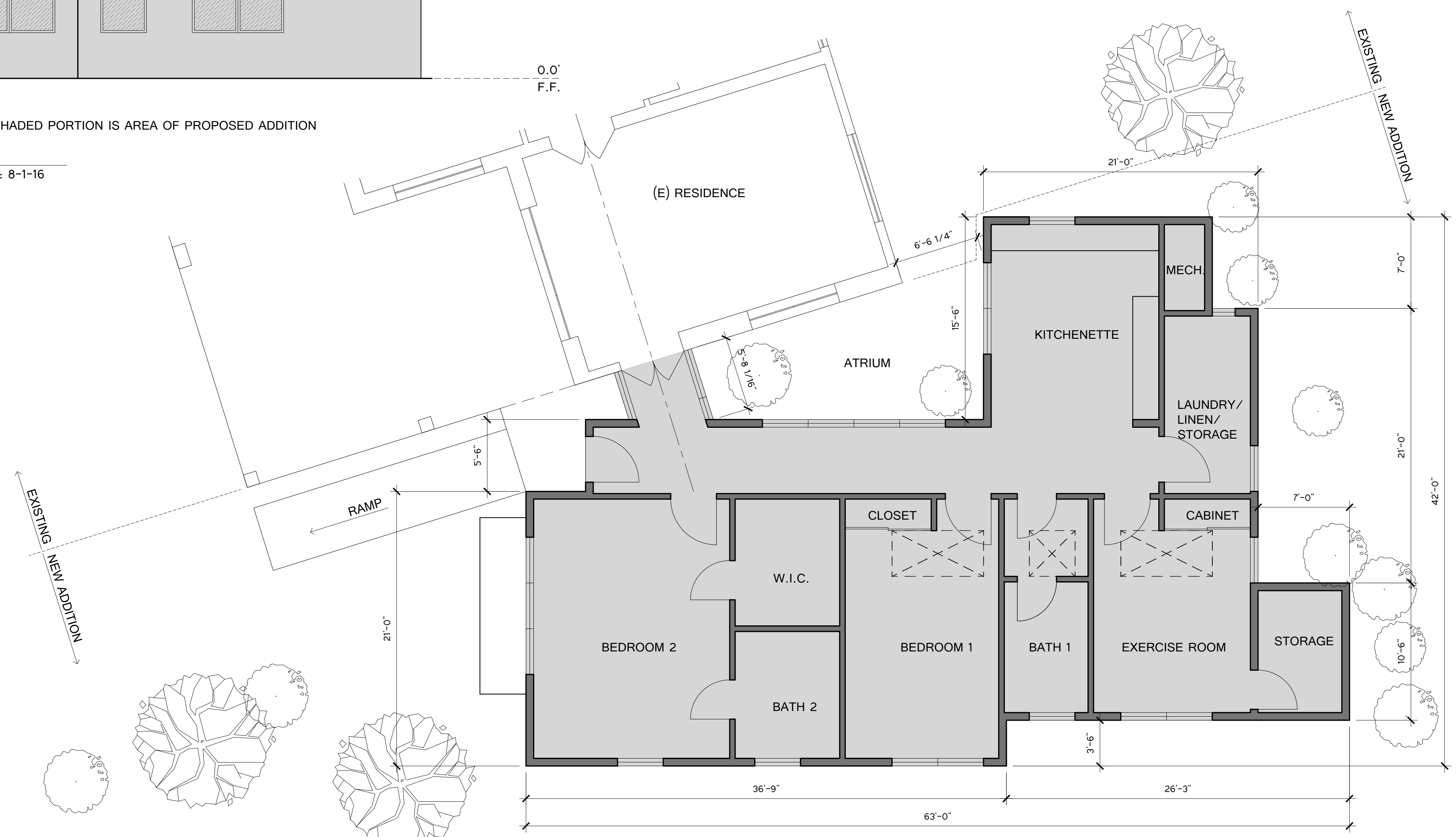


ELEVATION WEST

(E) BUILDING IN FOREGROUND OF ADDITION. DASHED FOR CLARIFICATION

ELEVATIONS

SCALE: 3/16"=1'-0"



FLOOR PLAN

SCALE: 3/16"=1'-0"

DATE: 08.29.2016

FRANCIS CZERNER
 ARCHITECT
 3047 UNION ST.
 SAN DIEGO, CA 92103
 619-920-8965

THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY FRANCIS CZERNER FOR THIS PROJECT ARE INSTRUMENTS OF FRANCIS CZERNER'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT, AND FRANCIS CZERNER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT. THE IDEAS, DESIGN ARRANGEMENTS, DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY OR DISCLOSED TO A THIRD PARTY FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF FRANCIS CZERNER.

ELKINS RESIDENCE

Pts#: 463101 – (SDP & CDP)

8260 Paseo Del Ocaso

APN #: 346-231-17-00

Contact: Golba Architecture, Inc.; Tim Golba / Brian Yamagata
619.231.9905
tgolba@golba.com / briany@golba.com

PROJECT DESCRIPTION:

Project proposes the demolition of an existing single family residence to construct a new 5,377 SF two-story single family residence on a lot and a half at 8260 Paseo del Ocaso. Project includes a two-car garage, partial basement and 536 square foot roof deck. Project includes a new outdoor enhancements including patios, a pool, spa and associated landscaping.

LOT SIZE: 7,886 square foot

EXISTING USE: Single Family home (*1821 square feet plus 2 car garage*)

PROPOSED SQUARE FOOTAGE: 5,377 square feet

PROPOSED F.A.R.: .67

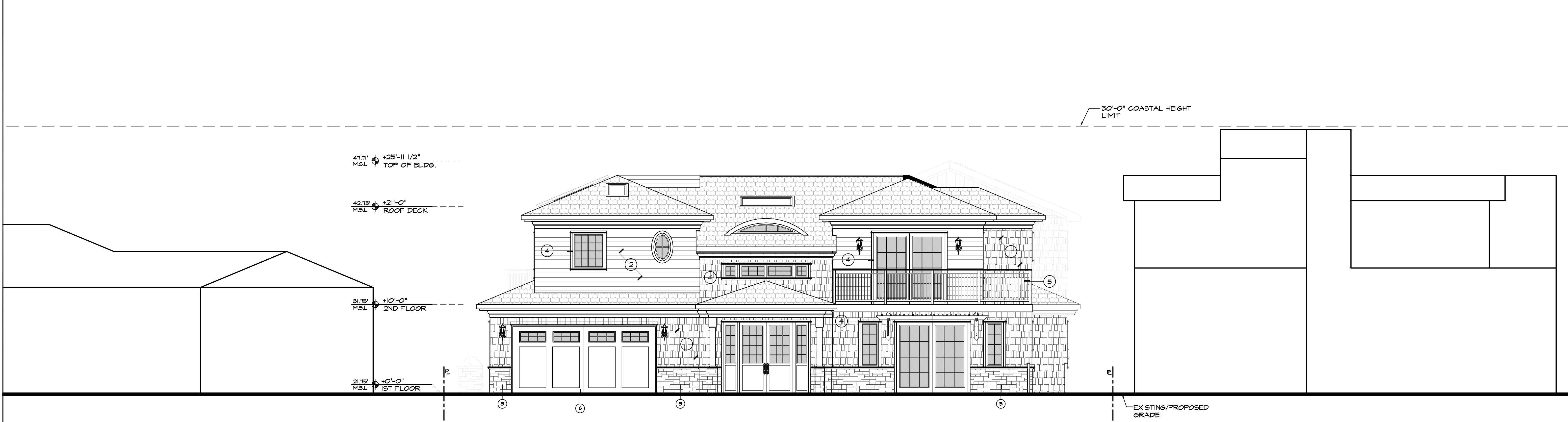
PROPOSED HEIGHT: 25'-9"

PROPOSED SETBACKS:

Front: 20'-0" (*existing 20'-0"*)

Side: 5'-3" (*existing 5'-0"*)

Rear: 20'-0" (*existing 20'-0"*)



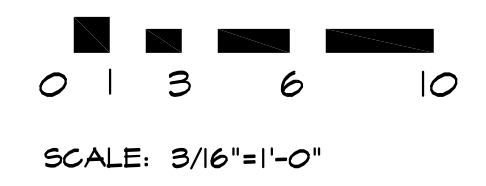
FRONT (EAST) ELEVATION

ELEVATION NOTES:

- ① SHAKE SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- ② LAP SIDING PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- ③ STONE VENEER PER OWNER APPROVAL
INSTALLED PER MANUF. SPECS, (TYP.)
- ④ WOOD ACCENT TRIM @ WINDOWS & DOORS,
PAINTED (TYP.)
- ⑤ CUSTOM RAILING PER OWNER APPROVAL
(TYP.)
- ⑥ ROLL-UP GARAGE DOOR PER OWNER
APPROVAL INSTALLED PER MANUF. SPECS,
(TYP.)

COLOR PALETTE:

LAP SIDING:	CREAM
SHAKE SIDING:	OLIVE
WOOD TRIM:	WHITE
FLASHING/COPING:	WHITE



Prepared By:
 Brian Yamagata
 Golba Architecture
 1940 Garnet Ave., Suite 100
 San Diego, CA 92109
 office: (619) 231-9905
 fax: (858) 750-3471

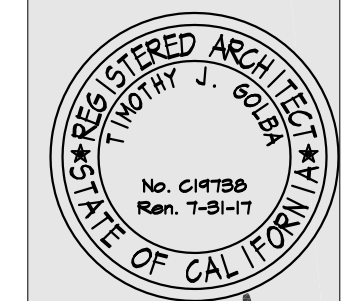
Project Address:
 8260 PASEO DEL OCASO
 LA JOLLA, CA 92037

Project Name:
 ELKINS RESIDENCE

Revision 10:
 Revision 9:
 Revision 8:
 Revision 7:
 Revision 6:
 Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1: 11-22-2016

Original Date: 12-17-15
 Sheet 9 of 13

Sheet Title:
**EXTERIOR
 ELEVATIONS**

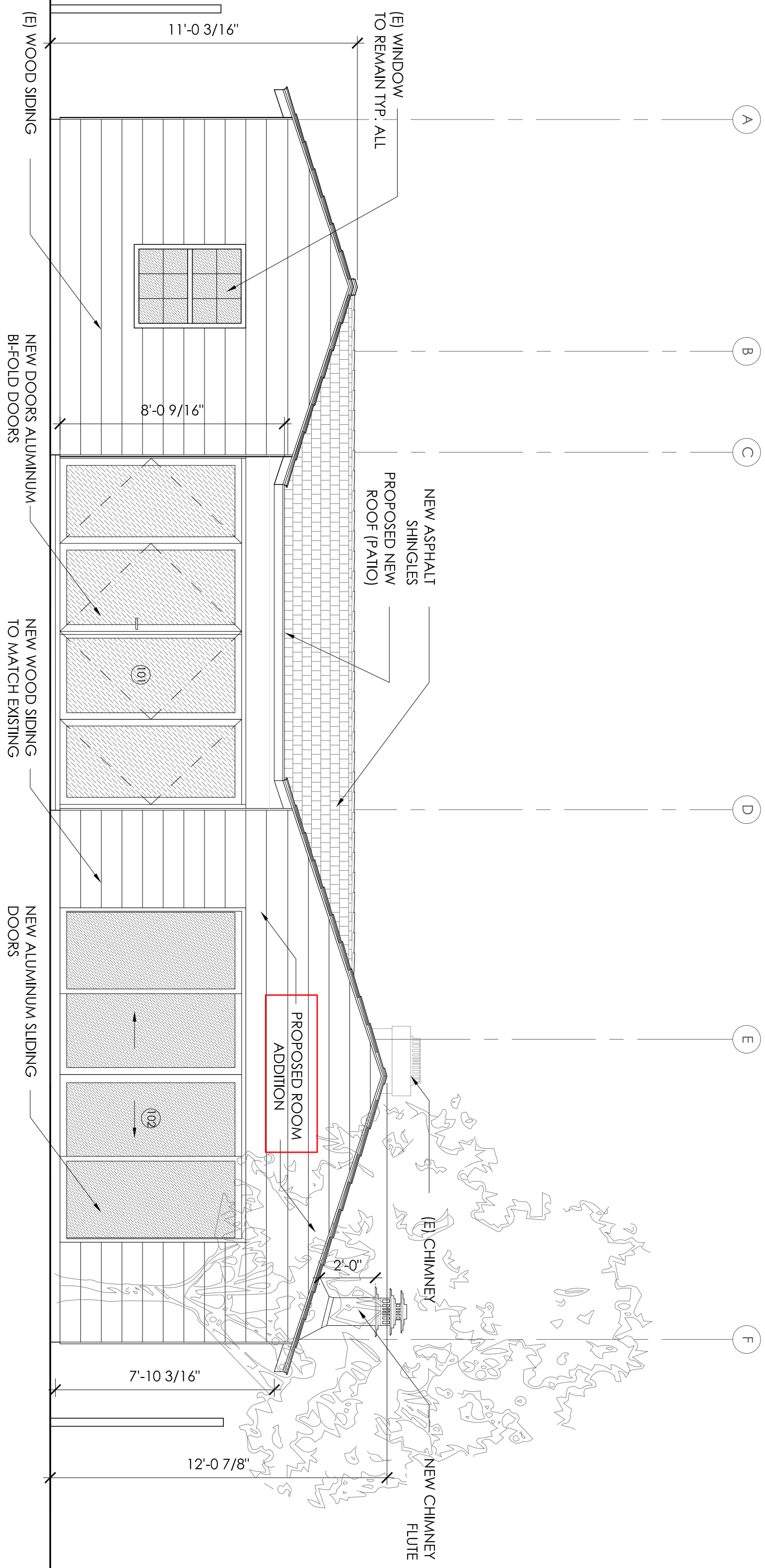


- **Project name :** Manciet Residential Addition
- **Address and APN(s) :** 8144 La Jolla Shores Dr. , La Jolla, CA. 92037 APN: 346-283-13
- **Project contact name :** Eduardo Frischwasser Ph: (619) 764 1818 e-mail : frisch21@gmail.com
- **Project description:** Existing Single story home is proposing a room addition (Family room) and covering an existing patio to convert into dining room. Total addition 394 SF.
 - **lot size** = .13 Acre or 5,610 SF
 - **existing structure square footage** = 1209 SF **and FAR** = .21 (MAX allowed .59)
 - **proposes square footage** = 1,603 SF **and Proposed FAR** = .28
 - **existing and proposed setbacks on all sides** = Same as Existing 15' Front and Rear setbacks, .08 Side yards Setback
 - **height if greater than 1-story (above ground)** = Single story
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.)

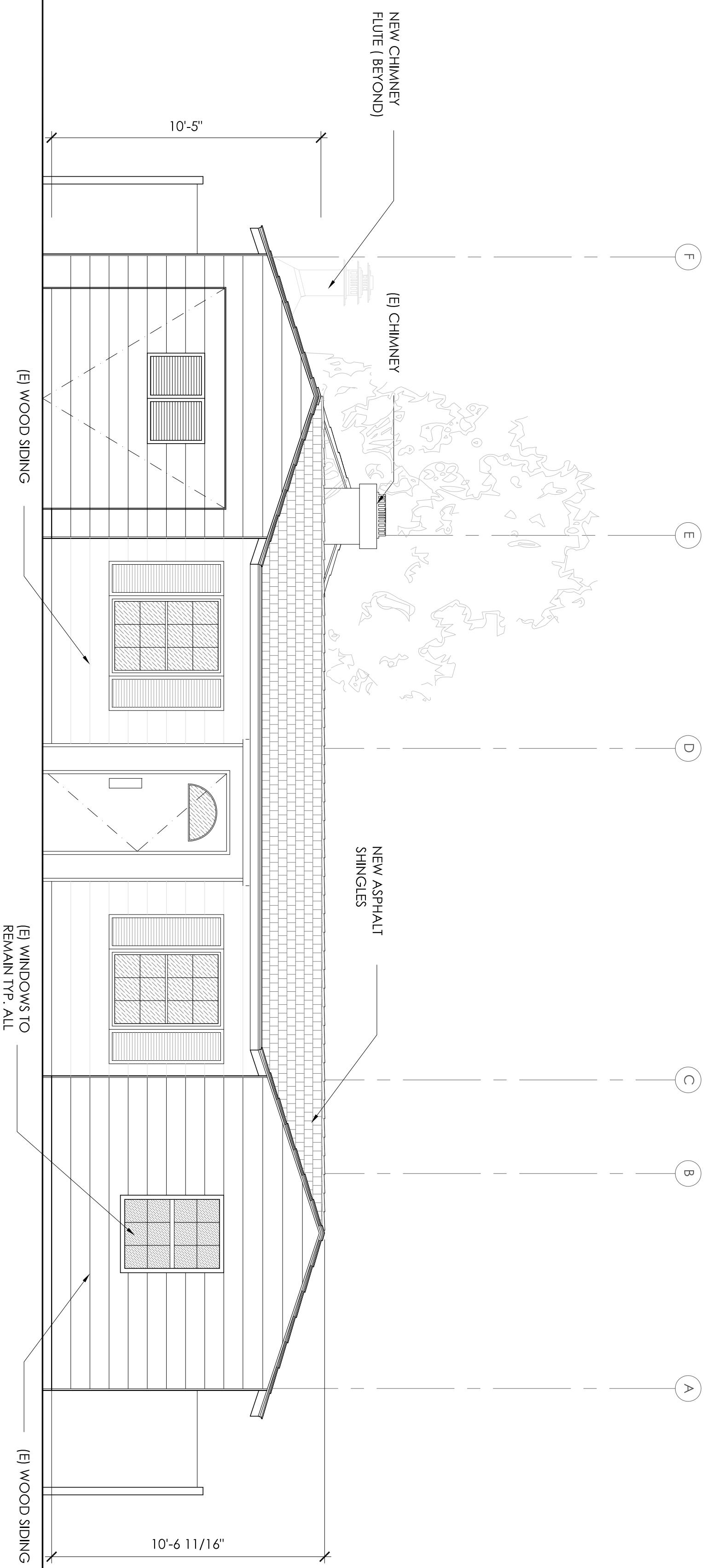
We would like to consider our Project as "Minor Project" Process 1 . following Bulleting 621.

- **Project PTS number from Development Services and project name** Project Nbr: 514417 Title: Manciet Res. Addition
- **Address and APN(s)** 8144 La Jolla Shores Dr. , La Jolla, CA. 92037 APN: 346-283-13
- **Project contact name, phone, e-mail** Eduardo Frischwasser Ph: (619) 764 1818 e-mail : frisch21@gmail.com
- **Project description,** Existing Single story home is proposing a room addition (Family room) and covering an existing patio to convert into dining room. Total addition 394 SF.
 - **lot size** .13 Acre or 5,610 SF
 - **existing structure square footage** = 1209 SF **and FAR** = .21 (MAX allowed .59)
 - **proposes square footage and FAR** = 1,603 SF **and Proposed FAR** = .28
 - **existing and proposed setbacks on all sides** = Same as Existing 15' Front and Rear setbacks, .08 Side yards Setback
 - **height if greater than 1-story (above ground)** = Single story

1 EAST ELEVATION
scale: 1/4"=1'-0"



1 WEST ELEVATION
scale: 1/4"=1'-0"



KEY NOTES

- 1 PROVIDE 5 AIR CHANGES PER HOUR FOR BATHROOM AND LAUNDRY ROOM VENTILATION
- 2 STATE HEALTH AND SAFETY CODE SEC 17921.9 BANS THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- 3 PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM)
- 4 PROVIDE KITCHEN FAUCET WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE (GPM)
- 5 PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE (GPM)
- 6 PROVIDE UTILITY LOW FLOW TOILETS (1.28 GAL. FLUSH OR LESS)
- 7 PROVIDE MINIMUM 18" HIGH PLATFORM (FROM SOURCE OF IGNITION) (IFC 5101.1)
- 8 EXISTING 760 SMITH WATER HEATER MODEL #RSG40 CAPACITY 40 GALLONS.
- 9 GLAZING SHALL BE DUAL-PANE AND SHALL CONFORM TO ASTM E724-97 SPECIFICATION FOR SEALED INSULATING GLASS. ALL GLAZING IN DOORS SHOULD BE FULLY TEMPERED OR LAMINATED.
- 10 FAU MODEL SPEC. Rheem R95T (4.0L 95%) OR EQUAL
- 11 CARBON MONOXIDE ALARMS INTERCONNECTION: ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- 12 MONTICO - PREFABRICATED FIREPLACE - MODEL L42DF INDOOR CSA US APPROVED / CERTIFIED

SYMBOLS LEGEND

- ROOM NUMBER TAG
- DOOR NUMBER TAG
- WINDOW NUMBER TAG
- SKYLIGHT TAG
- DETAIL TAG
- PARTITION TYPE TAG
- REVISION TAG
- EHAUST FAN
- KENNEDY TAG
- SPOT ELEVATION TAG
- INTERIOR ELEVATION TAG
- EXTERIOR ELEVATION & SECTION CUT MARKS
- S.D. SMOKE DETECTOR
- C.M. CARBON MONOXIDE

WALL LEGEND

- EXISTING 2x4 FRAME WALL
- NEW ADDED 2x4 / 2x6 FRAME WALL & TIE 2x INSULATION PER STRUCTURAL
- PARTIAL HEIGHT WALL w/ WINDOW ABOVE (FRAMED)
- DEMO EXISTING WALL
- ROOF STRUCTURE ABOVE

MATERIALS LEGEND

- CONCRETE
- GLAZING
- DRYWALL
- ASPHALT SHINGLES
- EXISTING WOOD SHINGLES
- WOOD SIDING

From: [Eduardo Frischwasser](#)
To: [Pangilinan, Marlon](#)
Subject: E-mail Letter from Neighbor- Acknowledgement from 8144 La Jolla Shores Dr.
Date: Monday, November 21, 2016 4:02:32 PM

Hi Marlon,

Following up with our previous e-mail, Below is the correspondence and acknowledgement from the south neighbor of the property . This is the closest neighbor where we are proposing the addition. (south side)

Please include this in the agenda and I will print copies as well.

Thank you,

Eduardo

From: Michael DeLuca <mdlconnect@gmail.com>
Sent: Wednesday, November 16, 2016 2:30 PM
To: Maeva Manciet
Subject: Re: 8144 LJS Remodel

Hi Maeva,

Please pass on the note below regarding your remodel to the La Jolla Shores Planning District Advisory Board. Let me know if you need anything else.

Regards,

Fred Michael DeLuca
Owner, 8136 LaJolla Shores Drive, LaJolla CA 92037

To: La Jolla Shores Planning District Advisory Board

Re: Remodel of 8144 LaJolla Shores Drive, LaJolla CA 92037 owned by Maeva Manciet

From: Fred Michael DeLuca, Owner, 8136 LaJolla Shores Drive, LaJolla CA 92037

I have reviewed the general remodel details (below) of 8144 LaJolla Shores Drive, LaJolla CA 92037 and have no objections.

Extending the existing kitchen. The alignment of the property line stays exactly the same, following the existing side yard setback. The height of the addition remains the same height of the existing kitchen. The color, scale and bulk of the house stays consistent with the current aesthetic of the house.