



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: Monday, August 21st, 2017
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 from July 17, 2017.
4. PUBLIC COMMENT
5. PROJECT REVIEW:

Action Items		
A	Project	PTS 325504 - Shtrahman Residence
	Location	8558 Sugarman Drive APN: 346-771-1900
	Description	Proposal for a 754 sf addition and remodel to an existing 2,994 sf single-family dwelling unit on a 10,000 sf lot. <i>See ATTACHMENT 1 for additional details.</i>
	Applicant/ Project Contact	Colin Hernstad, colinhernstad@gmail.com , (619) 921-0114
B	Project	PTS 552946 - Brehm/Martin Residence Addition/Remodel
	Location	7575 Caminito Avola APN: 352-680-2900
	Description	Proposal for a 339 sf addition and remodel to an existing 2,254 sf single-family dwelling unit on a 4,392 sf lot. <i>See Attachment 2 for additional details.</i>
	Applicant/P Project Contact	Meaghan Lawler, meaghanlawler@gmail.com , (760) 753-2464

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.

Action Items (Continued)		
C	Project	PTS 556536 - Greenberg Residence SDP/CDP
	Location	8276 Paseo De Ocaso APN: 346-231-1900
	Description	SDP/CDP to demolish an existing single-family dwelling and construct a new 4,902 sf two-story dwelling unit with 784 sf basement, swimming pool, and spa on an approximate 5,227 sf lot. <i>Project details to be presented by the applicant at the meeting.</i>
	Applicant/ Project Contact	Michael Morton, michaelmorton@gmail.com , (858) 459-3769
A	Project	DRAFT Incentive-based Zoning Proposal for Coastal Development Concept
	Location	La Jolla Community
	Description	Community-initiated zoning proposal to: <ol style="list-style-type: none"> 1. Implement the La Jolla Community & Local Coastal Plan in single-family residential areas where existing community character is established and residential remodels or rebuilding is expected to occur. 2. Enable a fair, predictable and cost-effective review process that balances private property rights with community scale and character compatibility policy concerns. 3. Provide for ministerial review of most development proposals. 4. Allow for community review when development proposals exceed established thresholds or deviate from administrative standards review. <i>See ATTACHMENT 3 for additional details.</i>
	Presenters	Diane Kane, Angeles Leira, and Sharon Wampler

6. NEXT SCHEDULED MEETING: September 18th, 2017.

7. 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 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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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) SHTRAHMAN RESIDENCE
- Address and APN(s) 8558 SUGARMAN DR. LA JOLLA 346 771 19 00
- Project contact name, phone, e-mail COLIN HERNSTAD 619 921 0114 COLINHERNSTAD@GMAIL.COM
- Project description, plus
 - lot size 10000 SQ FT
 - existing structure square footage and FAR (if applicable) 2994 SQ FT
 - proposed square footage and FAR 3748 SQ FT
 - existing and proposed setbacks on all sides - SEE SHEET 2
 - height if greater than 1-story (above ground) 1 STORY
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.)

Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items) SHTRAHMAN RESIDENCE 550359
- Address and APN(s) 8558 SUGARMAN DR. LA JOLLA 346 771 19 00
- Project contact name, phone, e-mail COLIN HERNSTAD 619 921 0114 COLINHERNSTAD@GMAIL.COM
- Project description, plus
 - lot size 10000 SQ FT
 - existing structure square footage and FAR (if applicable) 2994 SQ FT
 - proposed square footage and FAR 3748 SQ FT
 - existing and proposed setbacks on all sides SEE SHEET 2
 - height if greater than 1-story (above ground) 1 STORY

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.

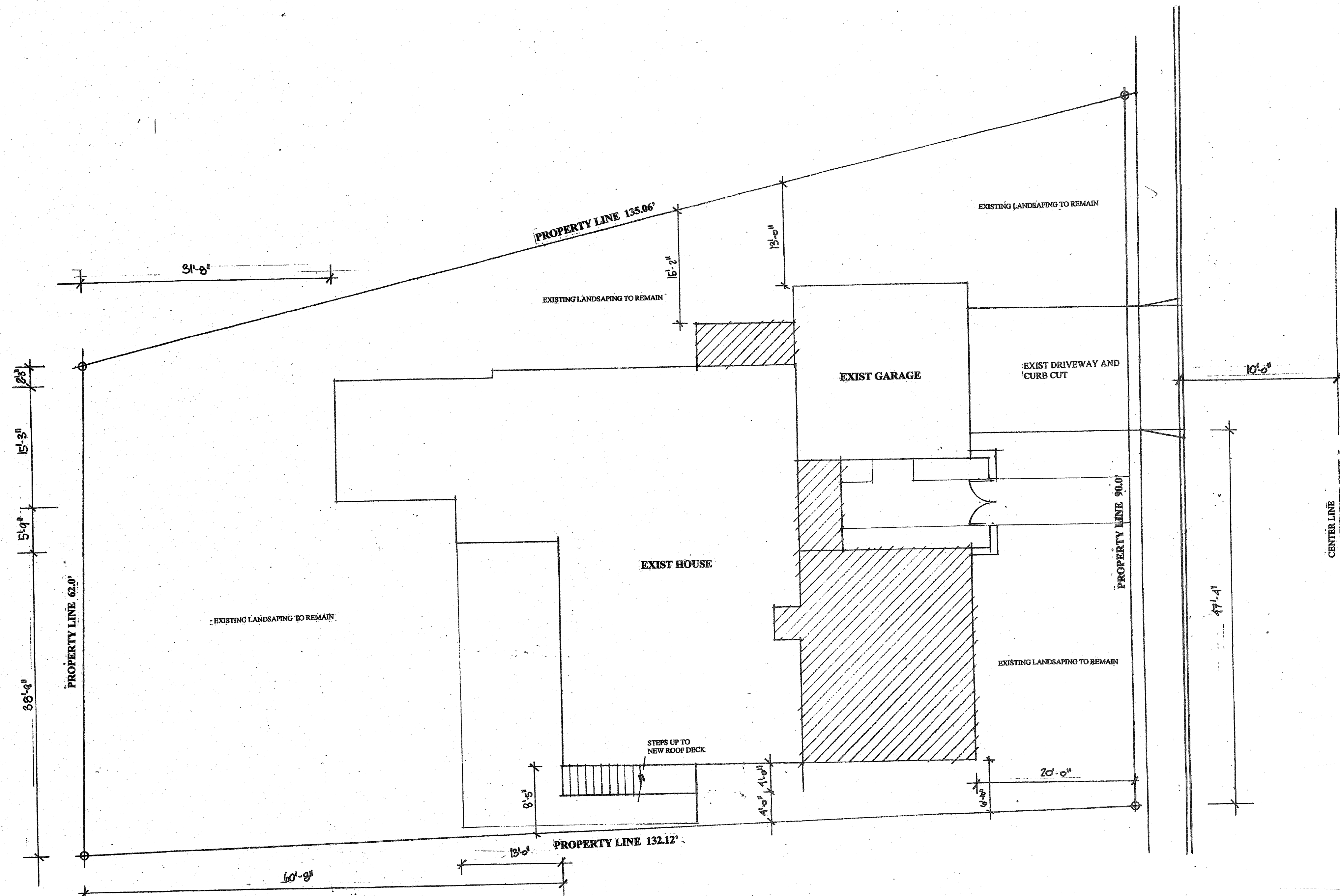
Marlon I. Pangilinan
Senior Planner
Planning Department
1010 Second Avenue, Ste 1100 MS 413
San Diego CA 92101
619-235-5293
www.sandiego.gov/planning

SET BACKS:

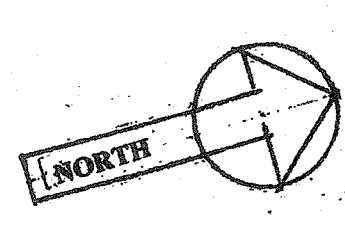
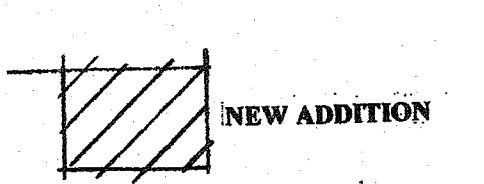
STREET	-	20'-0"	
EAST	-	8'-0"	(UNCHANGED)
WEST	-	13'-0"	(UNCHANGED)
SOUTH	-	31'-8"	(UNCHANGED)

SCOPE OF WORK

REMODEL ENTIRE HOUSE, INTERIOR AND EXTERIOR,
INCLUDING NEW STUCCO TO EXTERIOR.
ADD NEW MASTER BEDROOM, MASTER BATH, MASTER CLOSET.
ENLARGE EXIST BEDROOM TO CREATE MEDIA ROOM.
BUILD NEW ROOF DECK OVER EXIST LIVING/DINING AND
MASTER BEDROOM WITH EXTERIOR ACCESS STAIRWAY.
BUILD NEW PERIMETER STUCCO WALL ON NORTH SIDE OF PROPERTY.



SITE PLAN
EIGHTH INCH=1 FOOT



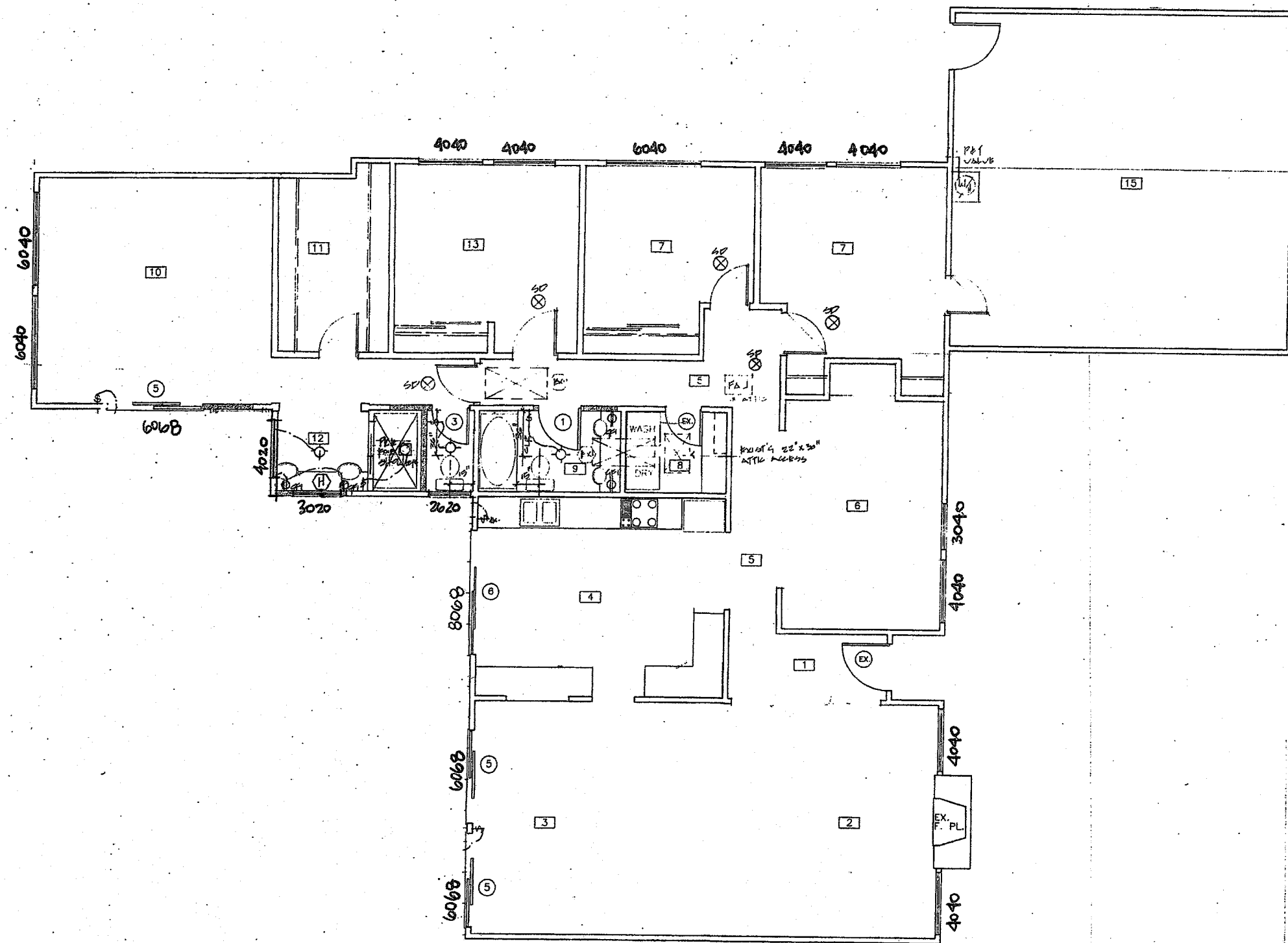
THE LANDSCAPE AREA IS IN EXCESS OF THE 30% MINIMUM AS REQUIRED BY SDMC Section 1510.0304(b)(1)

Green Code
Storm water drainage/retention during construction
 Projects that disturb less than one acre of soil shall manage storm water drainage during construction by one of the following:
 A Retention basins B Where storm water is conveyed to a public drainage system, water shall be filtered by use of a barrier system, wattle or other approved system. CGC 4, 106.2
Grading and paving
 Site grading or drainage system shall manage all surface water flows to keep water from entering building.
Landscape Irrigation water
 Shall have weather or soil based controllers CGC 4.304.1
Recycling
 A min. of 50% of construction waste is to be recycled CGC 4.408.1
 The contractor shall submit a Construction Waste Management Plan to the jurisdiction agency that regulates waste management. CGC 4.408.1
Operational and maintenance manual
 The builder is to provide an operational manual (containing information for maintaining appliances, etc.) for the owner at the time of final inspection. CGC 4.410.1
Pollutant Control
 During construction, ends of duct openings are to be sealed, and mechanical equipment is to be covered. CGC 4.504.1
Pollutant Control
 VOC's must comply with the limitations listed in Section 4.504.3 and Tankless 4.504.1, 4.504.2, 4.504.3 and 4.504.5; Adhesives, Paints, Coating, Carpet and Composition Wood Products. CGC 4.504.2
Interior Moisture Control
 Concrete slabs be provided with a capillary break. CGC 4.505.2.1
Interior Moisture Control
 The moisture content of wood shall not exceed 19% before it is enclosed in construction. The moisture content needs to be Certified by one of three methods specified in Section 4.505.3. Building material with visible signs of water damage should not be used in construction. The moisture content must be determined by the contractor by one of the methods listed in CGC 4.505.3
Indoor Air Quality
 Bathroom fans shall be Energy Star rated, vented directly to the outside and controlled by a humidistat. CGC 4.506.1
Written Verification
 Prior to final inspection the licensed contractor must provide to the building official written verification that all applicable Provisions from the Green Building Standards Code have been implemented as part of the construction CGC 102.3
Kitchens
 Require exhaust fans (either intermittent/100 cfm or continuous/5 air changes per hour), ducted to the exterior. 3 Sones max.
Bathrooms
 Require exhaust fans (minimum 50 cfm) to be ducted to the exterior. 3 zones maximum Must Energy Star rated and shall be controlled by a humidistat capable of an adjustment between 50 and 80% humidity. CGC 4.506.1
 Control by a humidistat is not required if the bathroom exhaust fan is also the dwelling whole house ventilation.
Mechanical Whole House Ventilation
 Ventilation Rate (cfm) = CFA/100 + 7.5 x (No. Bedrooms + 1)
 Fan sizing (cfm), "Sone" specification, and the duct sizing and length. Design must match or exceed CF-6R MECH
 All fans must have a maximum noise rating of 1 Sone (for continuous use) or 3 Sones (for intermittent use).
Lighting Requirements
Kitchen
 Approximately 75% of the wattage rating of fixtures shall be high efficacy with high efficacy fixtures switched separately.
Bathrooms, Garages, Laundry Rooms and Utility Rooms
 Fixtures must be high efficacy or controlled by a vacancy sensor.
Other Rooms
 Any fixtures installed to be high efficacy or controlled by a vacancy sensor or dimmer. Closets under 70 sf not required.
Outdoor Lighting Fixtures
 Fixtures attached to the building shall be high efficacy or Controlled by a combination photo-motion sensor.

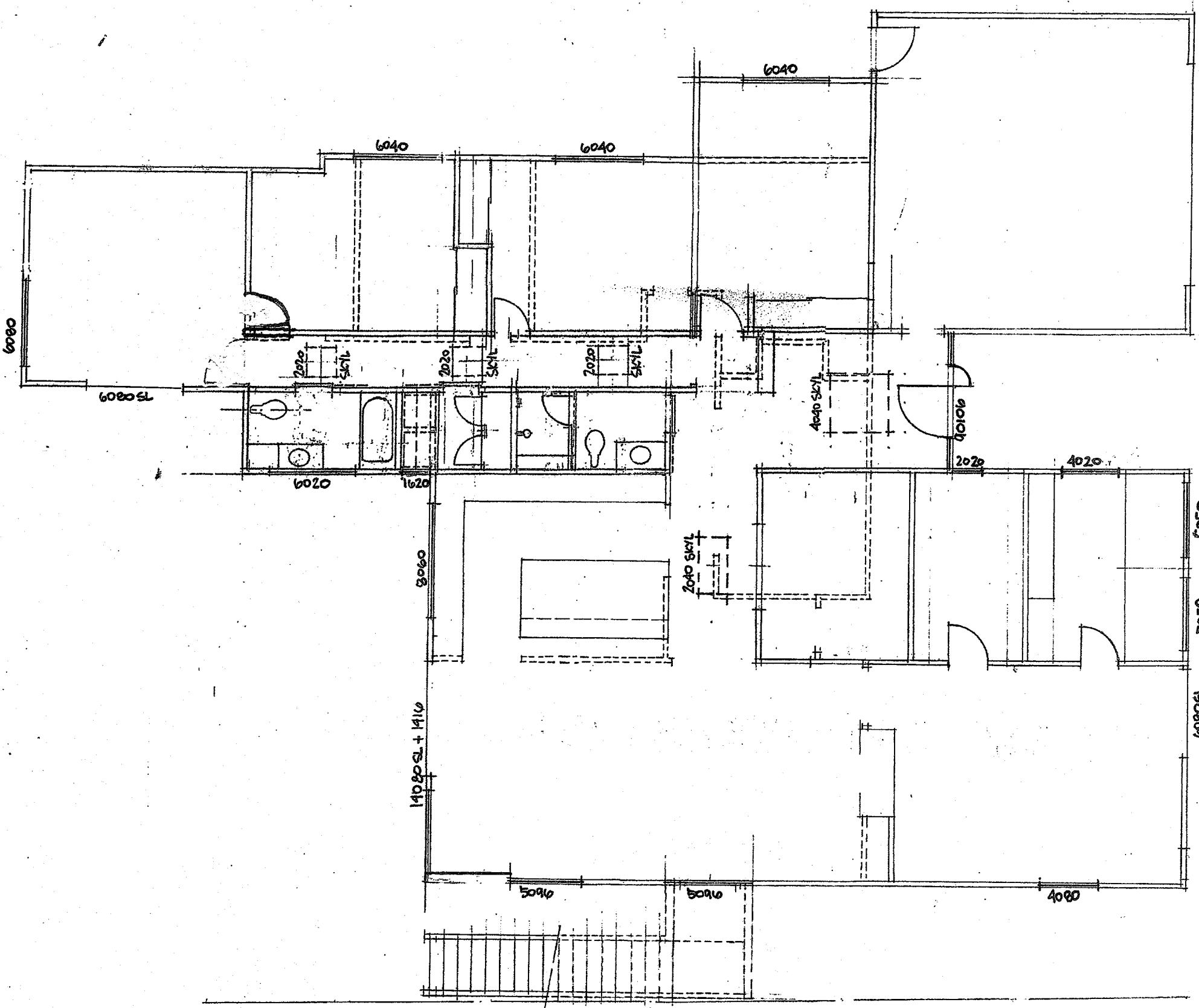
REVISIONS	BY

SHTRAHMAN RESIDENCE
 8538 SUGARMAN DRIVE, LA JOLLA CA 92037
 ADDITION AND REMODEL

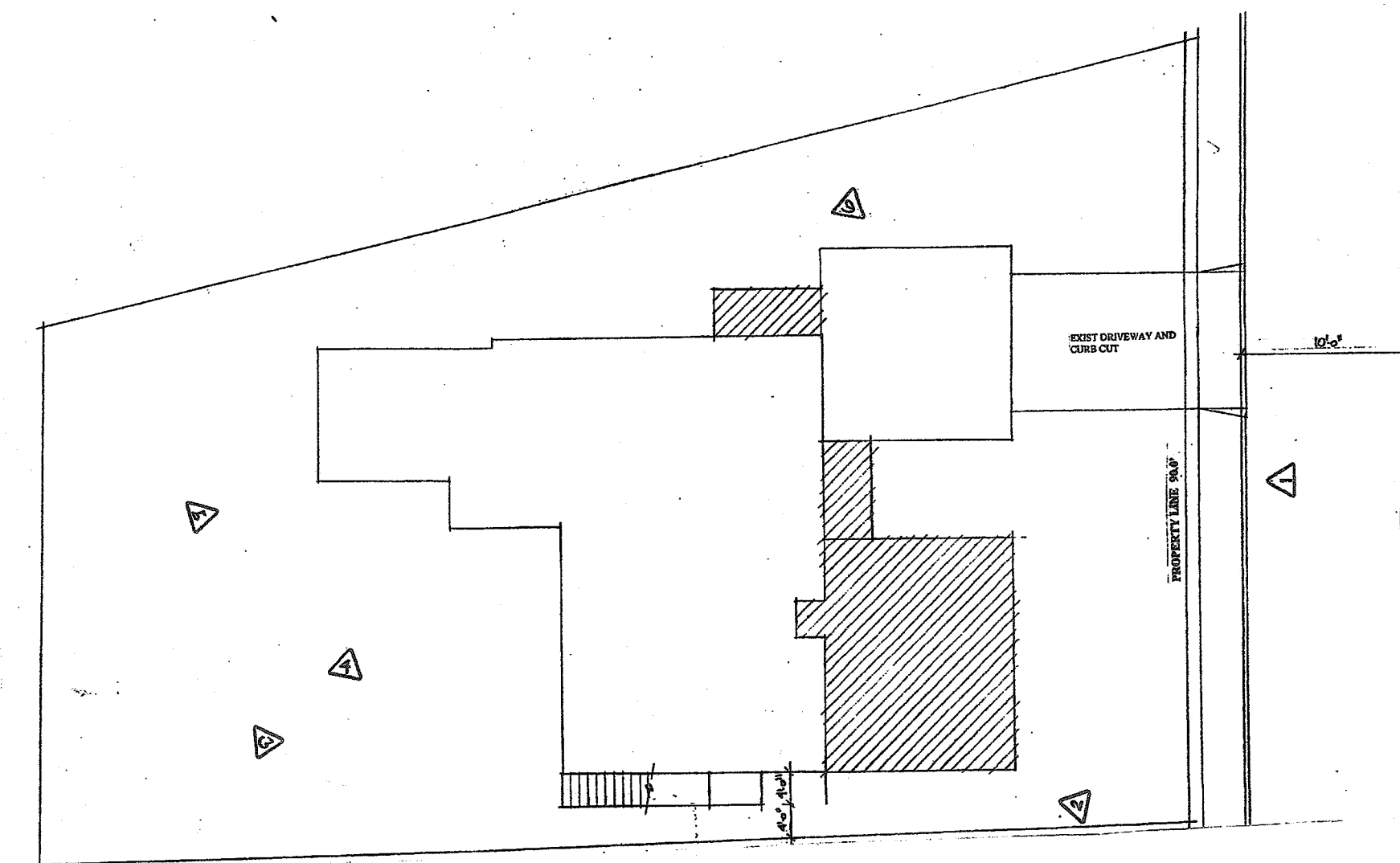
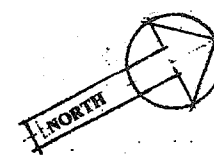
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EXIST FIRST FLOOR PLAN
EIGHTH INCH=1FOOT



PROPOSED FIRST FLOOR PLAN
EIGHTH INCH=1FOOT



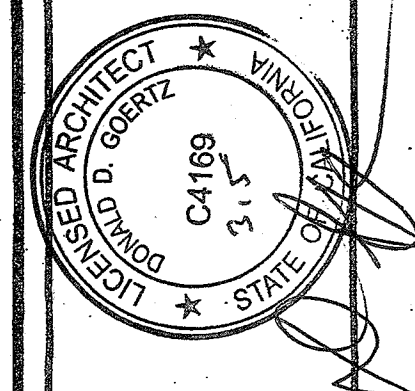
PHOTOGRAPHIC SURVEY

▲ PICTURE POINT

NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: By using this permitted construction drawings for construction/installation of the work specified herein, you agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes.

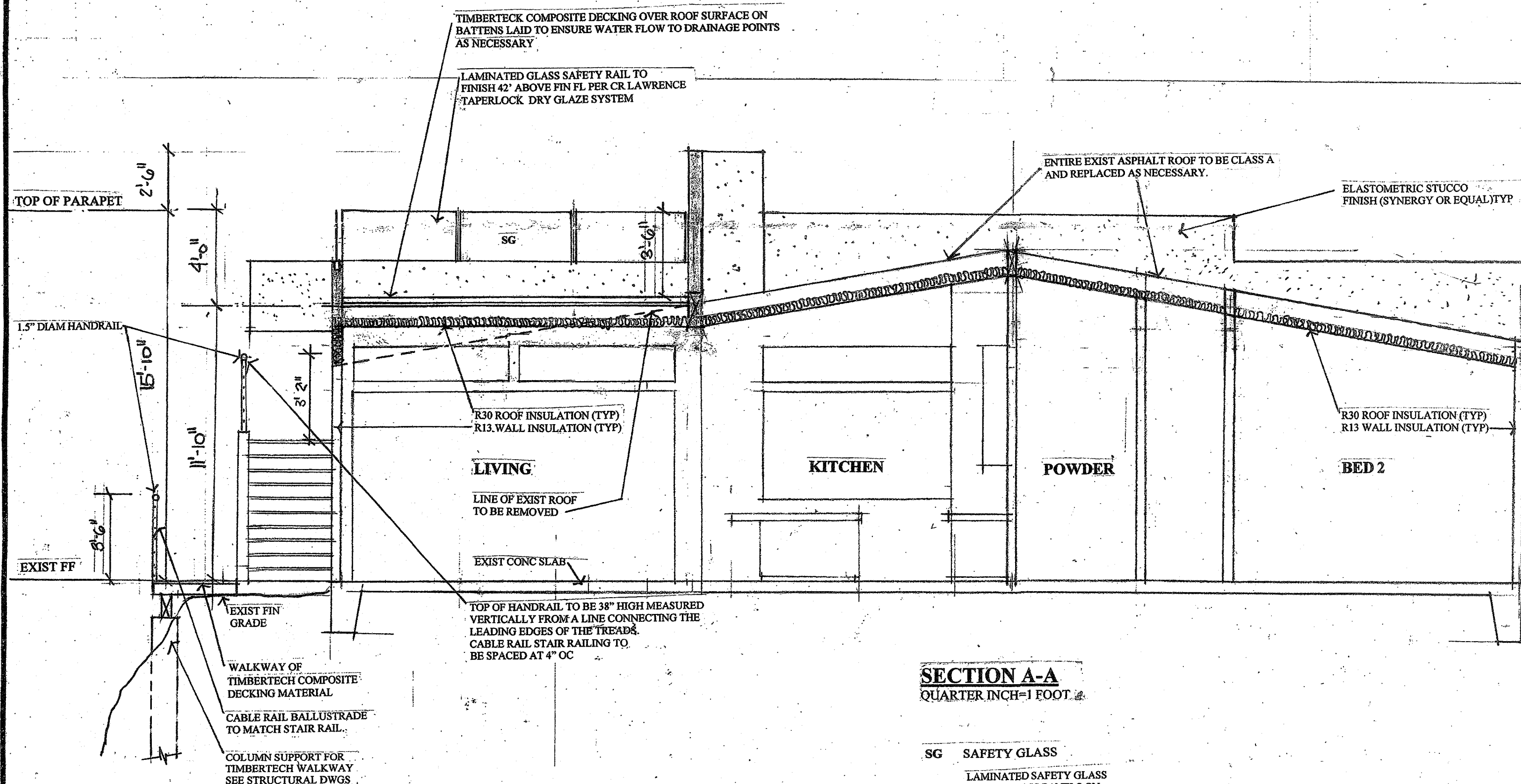
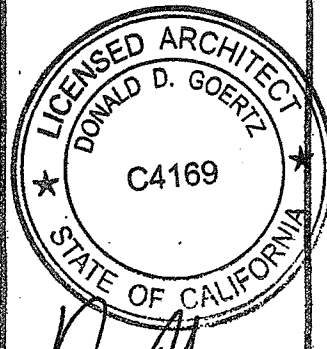
NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: By using this permitted construction drawings for construction/installation of the work specified herein, you acknowledge and are aware of the requirements contained in the statement of special inspections. You agree to comply with the requirements of City of San Diego for special inspections, structural observations, construction material testing and off-site fabrication of building components, contained in the statement of special inspections and, as required by the California construction codes. (New Issue)

REVISIONS	BY



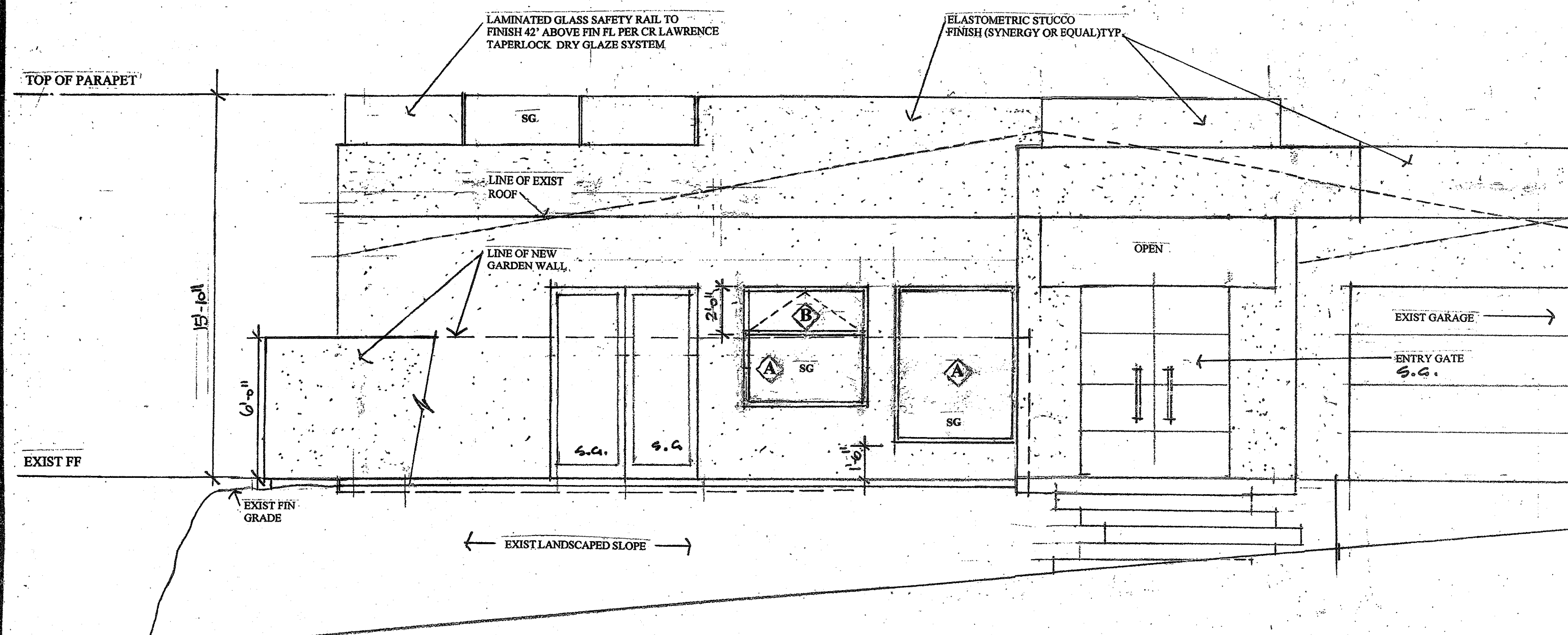
SHTRAHMAN RESIDENCE
8558 SUGARMAN DRIVE, LA JOLLA CA 92037
ADDITION AND REMODEL

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SECTION A-A
QUARTER INCH=1 FOOT

SG SAFETY GLASS
LAMINATED SAFETY GLASS TO ALL GLASS PANELS ON ROOF DECK.



NORTH ELEVATION
QUARTER INCH=1 FOOT

PROPOSITION 'D' BUILDING HEIGHT.
THIS BUILDING IS LOCATED IN AN AREA THAT IS SUBJECT TO THE REQUIREMENTS OF PROPOSITION 'D' HEIGHT LIMITATIONS, FOR BUILDINGS LOCATED IN THE COASTAL AREA BETWEEN THE PACIFIC OCEAN AND INTERSTATE 5, EXCEPT THAT AREA BOUNDED BY NATIONAL CITY ON THE SOUTH, SAN DIEGO BAY ON THE WEST AND LAUREL STREET ON THE SOUTHWESTERLY PROJECTION OF LAUREL STREET ON THE NORTH, THE PROVISIONS OF PROPOSITION 'D' SHALL APPLY.
FOR DETERMINATION OF BUILDING HEIGHT IN PROPOSITION 'D' REFER TO BUILDING NEWSLETTER 2-2.
"THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE."

DOOR NOTES.

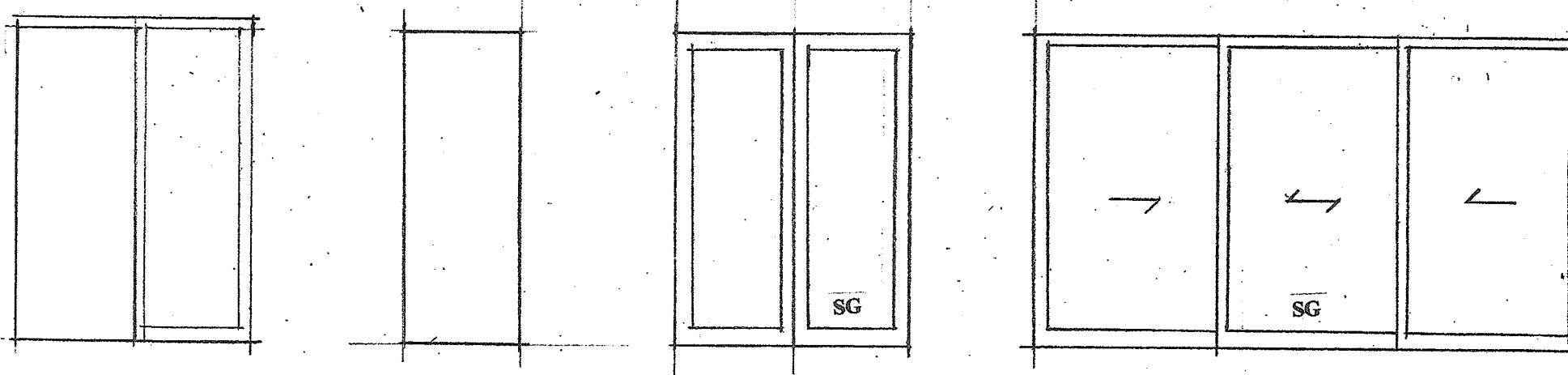
TITLE 24
HAND ACTIVATED HARDWARE SHALL BE CENTERED BETWEEN 36" AND 44" ABOVE THE FLOOR.
ALL EXTERIOR DOORS SHALL COMPLY WITH SEC 7-20-1495(D) OF THE ENERGY STANDARDS.
DOOR HEADS, SILL AND JAMBS MUST HAVE SEALS, ASTRAGALS OR BAFFLES A MINIMUM 1" LAP OF JAMBS IS REQUIRED
DOORS MOUNTED BETWEEN THE JAMBS MUST HAVE A CONTINUOUS SEAL AT EACH JAMB
DOUBLE DOORS MUST HAVE A WEATHERTIGHT ASTRAGAL OR CLOSURE AT THEIR CENTER
EXTERIOR DOORS MUST BE FULLY WEATHER STRIPPED.
DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SEC 2-517 B.B.E.S. AND TITLE 24-2-317
ALL EXTERIOR DOORS SHALL BE SET IN SEALANT, WEATHER-STRIPPED AND LABELLED AS COMPLYING WITH ANSI STANDARDS.
FINISH APPLIED TO DOORS SHALL OCCUR AT ALL SIX SURFACES
ALL INTERIOR DOORS TO BE STAIN GRADE 5 PLY WITH MAPLE SURFACE
ALL FIRE RATED DOORS, DOOR FRAMES AND HARDWARE SHALL HAVE UL LABEL AND BE SELF OR AUTO CLOSING WITH APPROVED SIGNS PER LSC 5-2.1B
DOORS AND ASSEMBLIES TO BE FIRE RATED AND SELF CLOSING PER UBC SECTIONS 1005.3.5 1005.3.4 1005.3.5.3 711.4 AND 713.2
ALL GLASS IN DOORS TO BE TEMPERED AND LABELLED PER CODE

WINDOW NOTES.

FOR WINDOW NOTES SEE ELEVATIONS
GLASS TYPE 1.
TINTED DUAL PANE 1/2" EACH INSULATED GLAZING "SOLARBAN60" AT VARIOUS LOCATIONS. TYPICAL LINO. GLASS TO MEET FOLLOWING MIN REQUIREMENTS:
U-VALUE WINTER = .29
U-VALUE SUMMER = .28
SHGC = .37
SHADING COEFFICIENT = .42

DOOR SCHEDULE

NO	TYPE	NOMINAL SIZE		CORE	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	H/WARE	NOTES
		WIDTH	HEIGHT							
1	A	20"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		POCKET
2	B	28"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		
3	B	28"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		
4	B	30"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		POCKET
5	B	30"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		20 MIN FIRE RATED
6	C	50"	80"	GLASS	ALUM	GLASS	ALUM	KYNAR		SEE ELEV SHT A4
7	B	26"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		BARN STYLE
8	B	26"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		BARN STYLE
9	B	26"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		BARN STYLE
10	B	26"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		
11	B	26"	80"	SOLID	WOOD	PAINT	WOOD	PAINT		
12	C	60"	80"	GLASS	WOOD	PAINT	WOOD	PAINT		FRENCH DOOR
13	D	14"	80"	GLASS	ALUM	KYNAR	ALUM	KYNAR		WOOD FIN INTERIOR

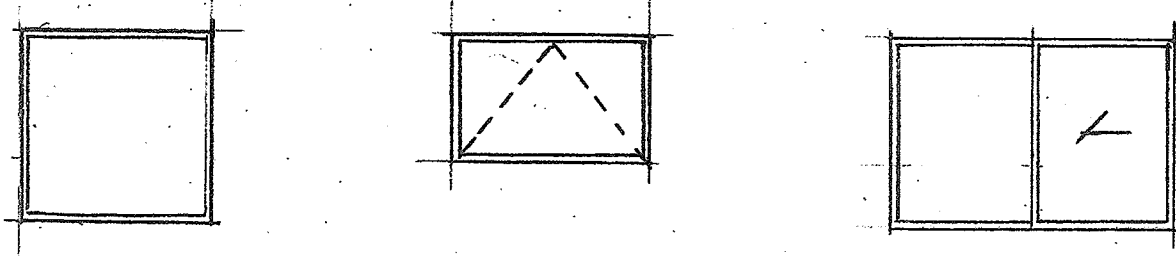


A SLAB DOOR POCKET FRAME B SLAB DOOR C FRENCH DOOR D MULTI PANEL SLIDER

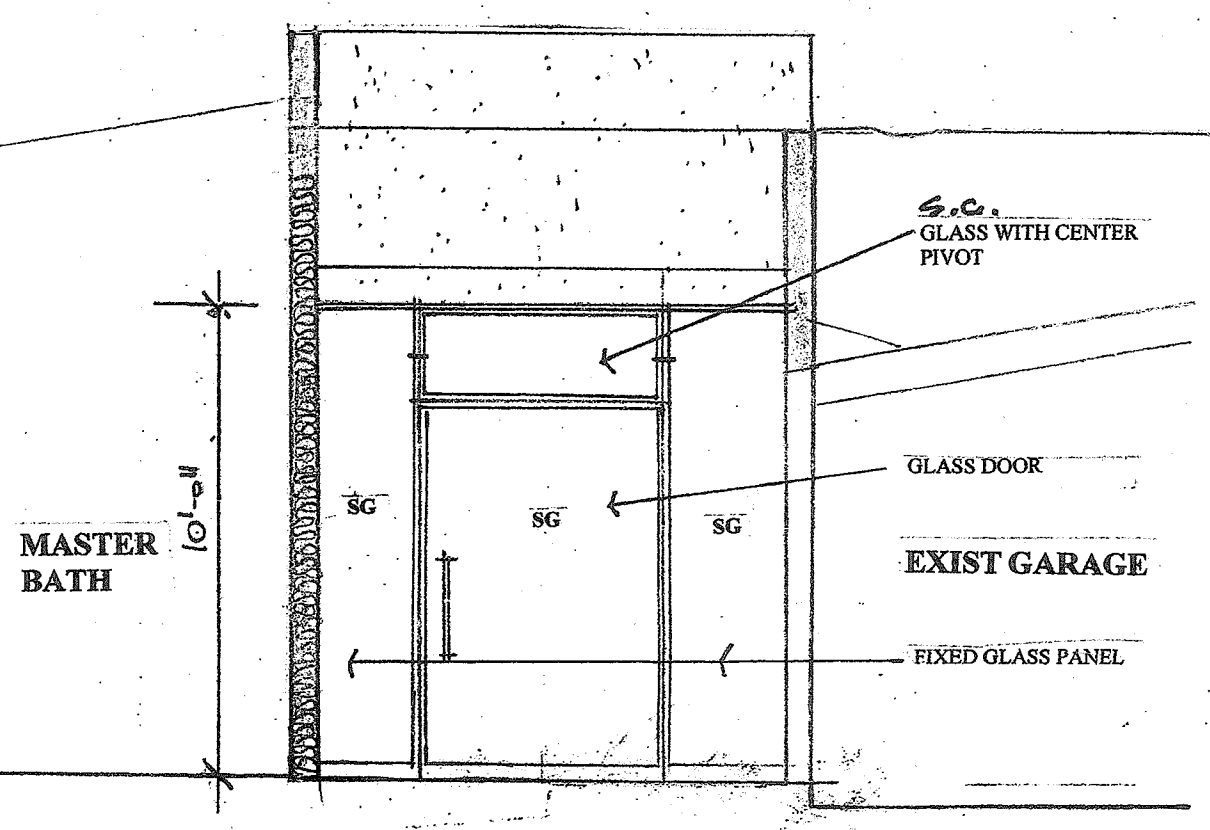
SG SAFETY GLAZING

WINDOW SCHEDULE

TYPE	DESCRIPTION	NOMINAL SIZE		MATERIAL	FINISH	GLASS	SCREEN	NOTES
		WIDTH	HEIGHT					
A	FIXED	SEE PLAN/ELEV	SEE PLAN/ELEV	ALUM/WOOD	KYNAR/STAIN	1		
B	AWNING	SEE PLAN/ELEV	SEE PLAN/ELEV	ALUM/WOOD	KYNAR/STAIN	1	Y	
C	SLIDER	SEE PLAN/ELEV	SEE PLAN/ELEV	ALUM/WOOD	KYNAR/STAIN	1	Y	



A FIXED B CASEMENT C



FRONT DOOR ELEVATION
QUARTER INCH=1 FOOT

ROOM FINISH SCHEDULE

ROOM	FLOORING	WALLS	CEILING	PAINT	CASING	COUNTER
FAMILY	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
BED 2	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
BED 3	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
MEDIA	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
GARAGE	4.5 MDF	EXIST	EXIST	EXIST	FLAT LATEX	
ENTRY	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	
HALL	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
BATH 2	4.5 TILE	TILE	GYPSPUM	GYPSPUM	S-GLOSS LATEX	DOORS GRANITE
LAUNDRY	4.5 TILE	TILE	GYPSPUM	GYPSPUM	S-GLOSS LATEX	DOORS
POWDER	4.5 TILE	TILE	GYPSPUM	GYPSPUM	S-GLOSS LATEX	
KITCHEN	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	S-GLOSS LATEX	GRANITE
STUDY	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	
CLOSET	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
M BATH	4.5 TILE	TILE	GYPSPUM	GYPSPUM	S-GLOSS LATEX	DOORS GRANITE
M BED	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
LIVING	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	DOORS
DINING	4.5 MDF	WOOD	GYPSPUM	GYPSPUM	FLAT LATEX	

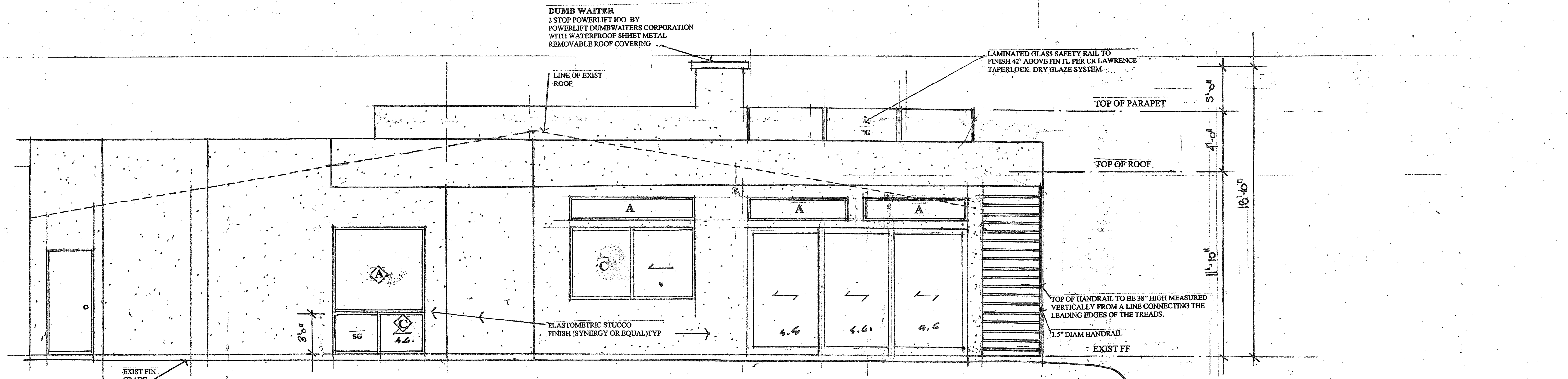
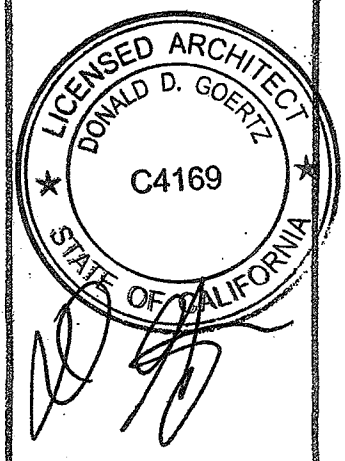
FINISH NOTES

- VERIFY ALL CARPET AND/OR OTHER FLOOR MATERIALS, SEAMS AND/OR JOINTS WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL COLORS SHALL BE SELECTED BY ARCHITECT (I.E. PLASTIC LAMINATE HARDWARE FINISH TILE ETC.) AND APPROVED IN WRITING PRIOR TO ORDERING.
- FLOOR AND SHOE WAXING SHALL COMBINE WITH ARCHITECT UNDESIGNED CLOSETS AND SERVICE ROOMS TO MATCH MATERIAL SCHEDULED FINISHES.
- PAINT AND SMALL INTERIOR GYPSUM IN ALL UNSCHEDULED CLOSETS AND SERVICE ROOMS.
- UNLESS OTHERWISE NOTED (U.A.O.) WHEN DISMISSED FLOOR MATERIALS MEET CONTRACTOR SHALL MAKE ONE AS REQUIRED AND/OR DIRECTED BY ARCHITECT TO INSURE A LEVEL TRANSITION FILLER TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- FINISH APPLIED TO ALL DOORS SHALL OCCUR AT ALL SIX SURFACE EDGES.
- CONTRACTOR SHALL USE 5/8" THICK TYPE "X" GYPSUM BOARD UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED CONTRACTOR SHALL COMPENSATE TILE PATTERN SO AS TO NEVER TO UTILIZE TILE WHICH HAS BEEN CUT OR LESS THAN HALF THEIR ORIGINAL SIZE.
- CONTRACTOR SHALL USE "CORNER", "P", "L", "W" AND "CURB" MOLDING AT ALL GYPSUM BOARD AND PLASTER CONNECTIONS AND TERMINATIONS TO DISSIMILAR MATERIALS.
- ALL GYPSUM BOARD AND PLASTER SURFACES TO BE PAINTED BEFORE BEGINNING PAINTING WORK. WORK OF OTHER TRADES THAT HAS BEEN LEFT OR RESULTED IN A CONDITION NOT SUITABLE TO RECEIVE PAINT, STAIN, OR OTHER FINISH SHALL BE REPAIRED AND/OR CORRECTED BY THE FINISHER PRIOR TO PAINTING. PAINTED FINISH SHALL BE FREE OF CREAKS, CRACKS, DROPS, WAXER MARKS, AND OTHER IMPROPERLY PAINTED OR UNDESIRABLE SURFACE. IMPROPER PAINTING OF SURFACE BY THE PAINTER, TRUS, IMPROPER PAINTING OF SURFACE FOR PROFESSIONAL ALL NECESSARY CORRECTIVE MEASURE TO ACHIEVE DEFECT FREE FINISH.
- SEE INTERIOR ELEVATIONS FOR COORDINATE OF TILE.
- INTERIOR FINISHES AND HARDWARE SHALL BE INSTALLED IN A PLANE-REMARKANT CORNER (I.A.C. 1-19, SEC. 1.14, 3.08, 3.21 AND U.F.C. SEC. 1.24) UNLESS OTHERWISE NOTED.
- ALL STEEL TO REMAIN EXPOSED SHALL BE GROUND SMOOTH, FRAMED AND PAINTED TO MATCH SURROUNDING MATERIALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL R-11 BATT SOUND INSULATION.
- ALL CARPET AT OTHER FLOORING MATERIAL SHALL HAVE METAL EDGE, MANUFACTURED BY SCRUTTER, "SCHEME-C" OR EQUAL.

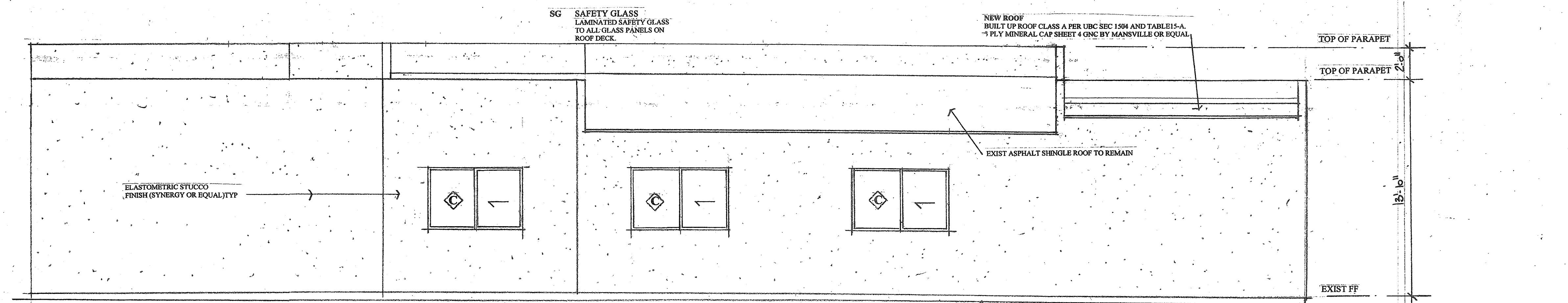
SHTRAHMAN RESIDENCE
8558 SUGARMAN DRIVE, LA JOLLA CA 92037
ADDITION AND REMODEL

Date MAY 20, 2013
Scale
Drawn
Job
Sheet **A6**
Of Sheets

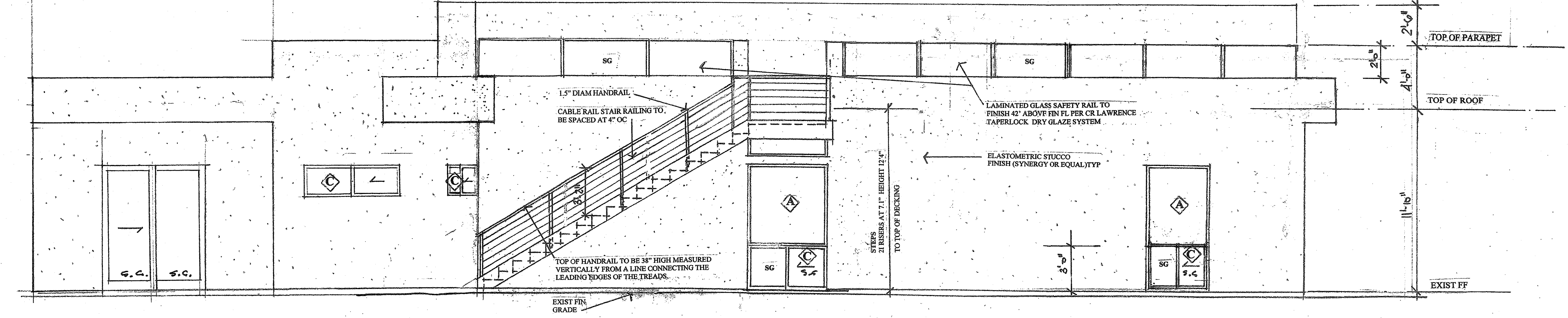
REVISIONS	BY



SOUTH ELEVATION
QUARTER INCH=1 FOOT



WEST ELEVATION
QUARTER INCH=1 FOOT



EAST ELEVATION
QUARTER INCH=1 FOOT

NOTE:
ALL EXISTING DIMENSIONS GIVEN ARE TO BE FIELD VERIFIED
ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY
TO THE CONTRACTOR AND OWNER

SHTRAHMAN RESIDENCE
8558 SUGARMAN DRIVE, LA JOLLA CA 92037

Date	
Scale	
Drawn	
Job	
Sheet	A7
Of	Sheets

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.

Action Items

- Project PTS number from Development Services and project name (only submitted projects can be heard as action items)
 - Project number: 552946
 - Project name: Brehm/Martin Res Add/Remodel

- Address and APN(s)
 - Address: 7575 Caminito Avola La Jolla, CA 92037
 - APN: 352-680-29-00

- Project contact name, phone, e-mail
 - Architect:
 - DZN Partners
 - Bart Smith
 - (760) 753-2464
 - b.smith@dznpartners.com

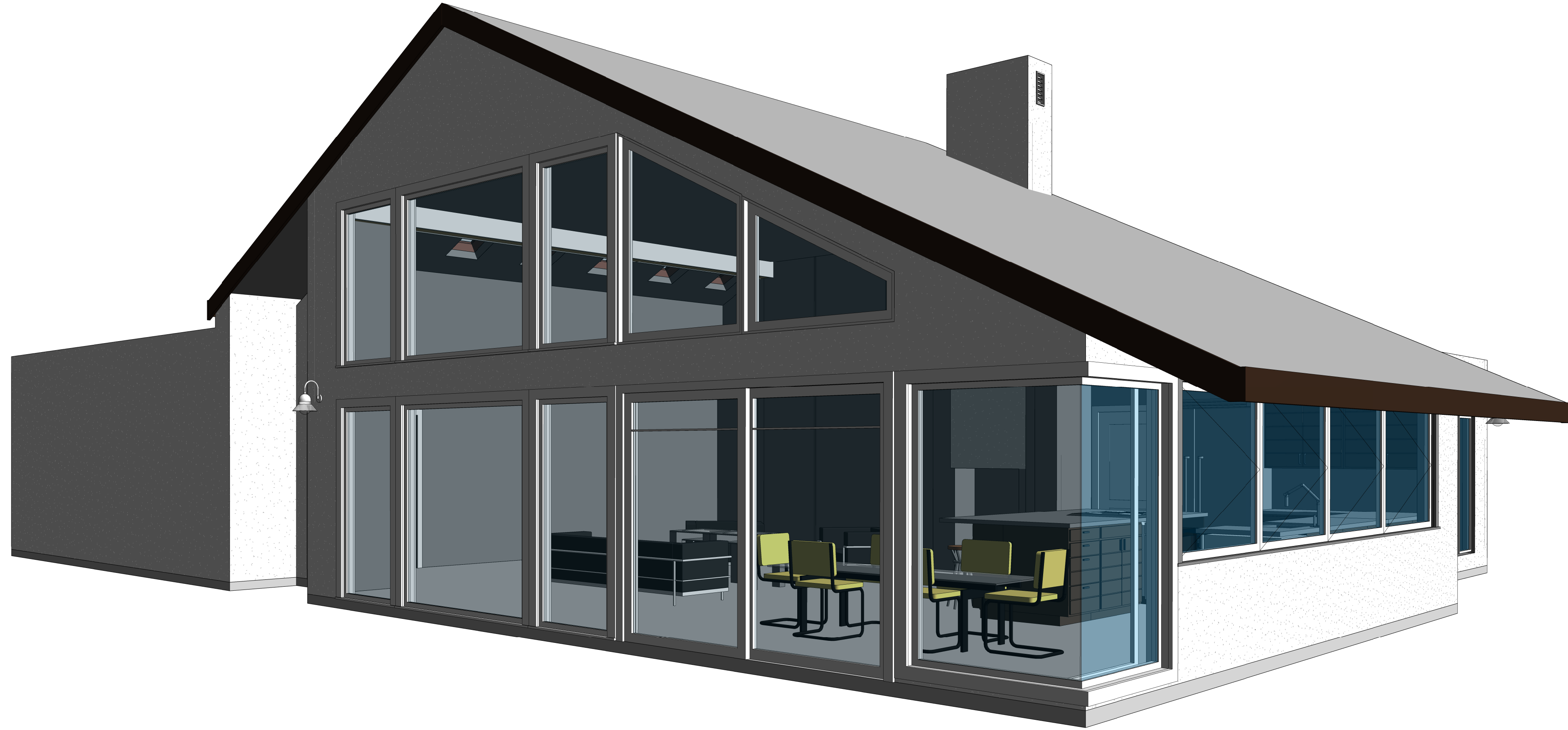
 - Client:
 - Richard and Nancy Brehm
 - (858) 354-007
 - fubs@mac.com
 - brehm7575@gmail.com

- Project description: Additions to, and remodeling of, an existing one story single family residence. Fill in insets at the front of the residence to increase the size of the bedrooms. Add a bathroom to the front corner bedroom. Add a home office/sitting room addition to the rear of the master suite. Addition to kitchen. Create a new entrance walk adjacent to the extended garage. All additions will match the style of the residence.
 - lot size
 - 4,392 SF
 - existing structure square footage and FAR (if applicable)
 - Existing structure:
 - Existing residence living area = 2,254 SF
 - Existing garage = 447 SF
 - Existing total = 2,701 SF
 - Existing FAR: $2,254 / 4,392 = .51$
 - proposed square footage and FAR

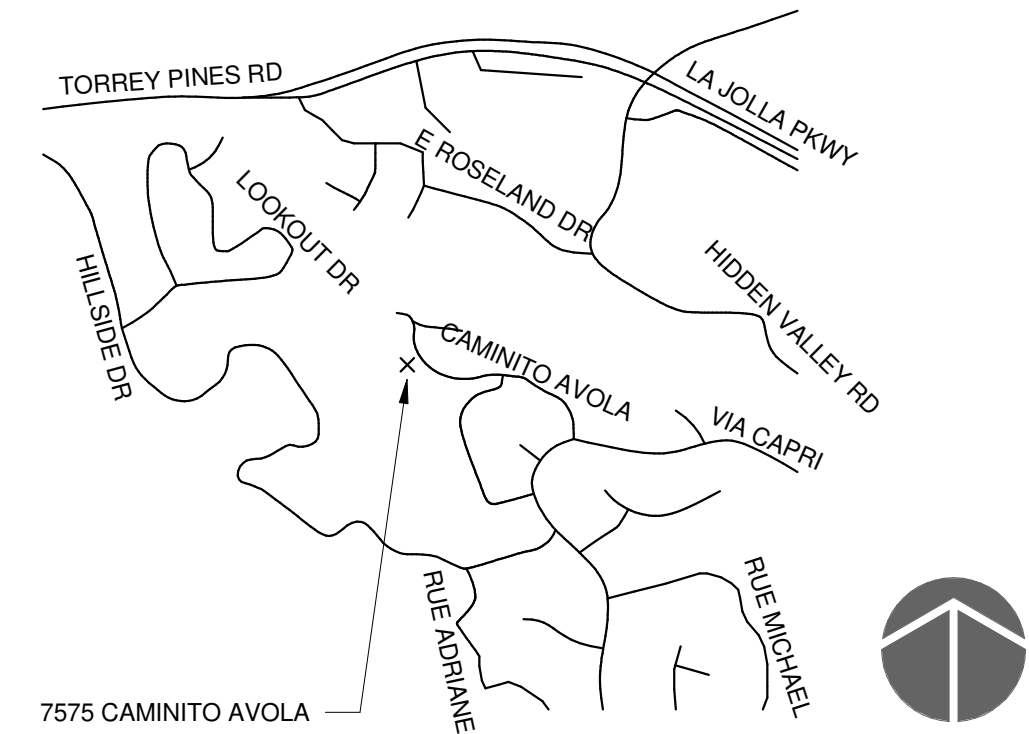
- Proposed structure:
 - Proposed residence living area = $2,254 + 339 = 2,593$
 - Proposed total = $2,254 + 339 + 447 = 3,040$ SF
 - Proposed FAR: $2,593 / 4,392 = .59$
- existing and proposed setbacks on all sides
 - Setbacks on the northeast and southeast sides of property are 0'. Setback on the southwest side is 5.4' and setback on the northwest side is 13.8'. The residence is in a planned residential development.
- height if greater than 1-story (above ground)
 - Project is 1-story.

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



vicinity map:



project data:

PROJECT OWNER	=	RICHARD AND NANCY BREHM
OWNER ADDRESS	=	7575 CAMINITO AVOLA LA JOLLA, CA 92037
OWNER PHONE	=	(858) 354-0077
PROJECT ADDRESS	=	7575 CAMINITO AVOLA LA JOLLA, CA 92037
PROJECT DESCRIPTION	=	ADDITIONS TO, AND REMODELING OF, AN EXISTING ONE STORY SINGLE FAMILY RESIDENCE. FILL IN INSETS AT THE FRONT OF THE RESIDENCE TO INCREASE THE SIZE OF THE BEDROOMS. ADD A BATHROOM TO THE FRONT CORNER BEDROOM. ADD A HOME OFFICE/SITTING ROOM ADDITION TO THE REAR OF THE MASTER SUITE. ADDITION TO KITCHEN. CREATE A NEW ENTRANCE WALK ADJACENT TO THE EXTENDED GARAGE. ALL ADDITIONS WILL MATCH THE STYLE OF THE RESIDENCE.
EXISTING	=	
APN	=	352-680-29-00
LEGAL	=	006100 LOT 29
ZONE	=	LJSPD-SF
OCCUPANCY	=	R-3
CONSTRUCTION TYPE	=	V-B
LOT AREA	=	4,392 SF
BUILDING AREAS	=	
(E) RESIDENCE LIVING AREA	=	2,254 SF
(E) GARAGE	=	447 SF
(N) LIVING AREA	=	339 SF
TOTAL LIVING AREA	=	2,593 SF
REMODEL AREA	=	1,331 SF
LOT COVERAGE	=	2,593 + 447 / 4,392 = 69%
FLOOR AREA RATIO	=	2,593 / 4,392 = .59
GRADING	=	NONE REQUIRED OR PROPOSED
PARKING	=	2 GARAGE SPACES
FIRE SPRINKLERS	=	NONE EXISTING. NONE REQUIRED.
GOVERNING CODES	=	PART 2: 2016 CA BUILDING CODE PART 2.5: 2016 CA RESIDENTIAL CODE PART 3: 2016 CA ELECTRICAL CODE PART 4: 2016 CA MECHANICAL CODE PART 5: 2016 CA PLUMBING CODE PART 6: 2016 CA ENERGY CODE PART 9: 2016 CA FIRE CODE PART 11: 2016 CA GREEN BLDG STANDARDS CODE

BREHM MARTIN RESIDENCE

storm water quality notes - construction bmp's:

THIS PROJECT SHALL COMPLY WITH ALL CURRENT REQUIREMENTS OF THE STATE PERMIT; CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (SDRWQCB), SAN DIEGO MUNICIPAL STORM WATER PERMIT, THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE, AND THE STORM WATER STANDARDS MANUAL.

THE NOTES BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

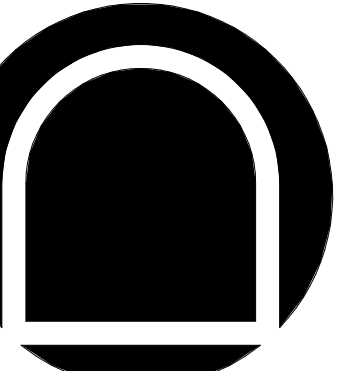
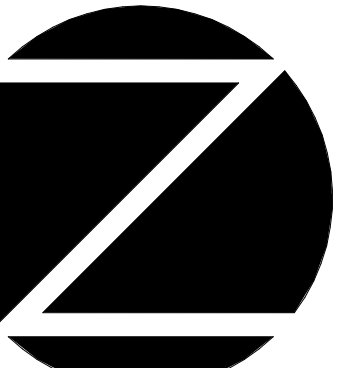
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREET(S), DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EACH WORK DAY, OR AFTER A STORM EVENT THAT CAUSES A BREACH IN INSTALLED CONSTRUCTION BMP'S WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET(S). A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT ONTO THE STREET.
2. ALL STOCKPILES OF SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN FIVE DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON SITE.
4. THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREACH IN EFFECTIVENESS.
5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

green building standards notes:

1. THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMPs THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. CGC 4.106.3.
2. A MIN OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
3. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT TIME OF FINAL INSPECTION. CGC 4.410.1.
4. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQPT IS TO BE COVERED. CGC 4.504.1.
5. VOCs MUST COMPLY WITH THE LIMITATIONS LISTED IN SEC 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 for: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.
6. IF PROVIDED, WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF. THE COVERS OR LOUVERS SHALL HAVE MIN R4.2 INSULATION. CGC 5.507.1.
7. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
8. HEATING AND AC SHALL BE SIZED AND SELECTED BY ACCA MANUAL J OR ASHRAE HANDBOOK OR EQUIVALENT. THE DUCT SIZING SHALL BE SIZED IN ACCORDANCE WITH ONE OF THE ACCA METHODS LISTED IN CGC SECTION 4.507.2.
9. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT, OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
10. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 4.304.1.
11. WHEN A SHOWER IS PROVIDED WITH MULTIPLE SHOWER HEADS, THE SUM OF FLOW TO ALL THE HEADS SHALL NOT EXCEED THE 20% REDUCED LIMIT, OR THE SHOWER SHALL BE DESIGNED SO THAT ONLY ONE HEAD IS ON AT A TIME. CGC 4.303.2.

sheet index

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a0.2	GENERAL NOTES
a0.3	GENERAL NOTES
a0.4	SCHEDULES
a1.0	DEMOLITION PLAN
a1.1	FLOOR PLAN
a1.2	UTILITY PLAN
a1.3	ROOF PLAN
a2.0	NORTH AND EAST ELEVATIONS
a2.1	SOUTH AND WEST ELEVATIONS
a3.0	SECTIONS
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S2	STRUCTURAL NOTES
S3	STRUCTURAL NOTES
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WSW4	STRONG-WALL WSW
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T-24.2	ENERGY REQUIREMENTS
T-24.3	ENERGY REQUIREMENTS



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DZNPARTNERS.COM

BREHM MARTIN

CITY: SAN DIEGO

2017.04-27
2017.06-19
2017.07-20

JOB: 201645R

COVER SHEET

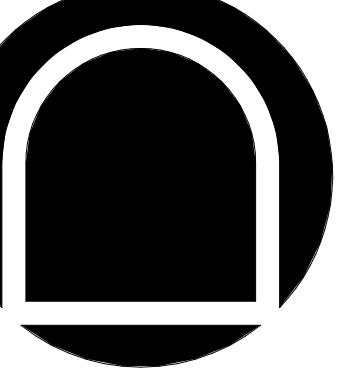
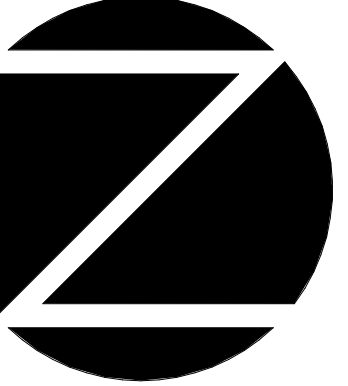
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project team:

ARCHITECT	=	DZN PARTNERS 682 SECOND ST ENCINITAS, CA 92024 (760) 753-2464 BART SMITH, AIA b.smith@dznpartners.com
STRUCTURAL ENGINEERING	=	HTK STRUCTURAL ENGINEERS 14288 DANIELSON STREET SUITE #200 POWAY, CA 92064 (858) 679-8989 BEN SEIBEL, PE bs@htkse.com
ENERGY ENGINEERING	=	BEAR TECHNOLOGIES 7774 CALLE MEJOR CARLSBAD, CA 92009 (760) 635-2327 WAYNE SEWARD wayne@beartechconsulting.com

site plan notes:

1. THE PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THE SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.
2. THERE ARE NO EASEMENTS ON THE PROPERTY.



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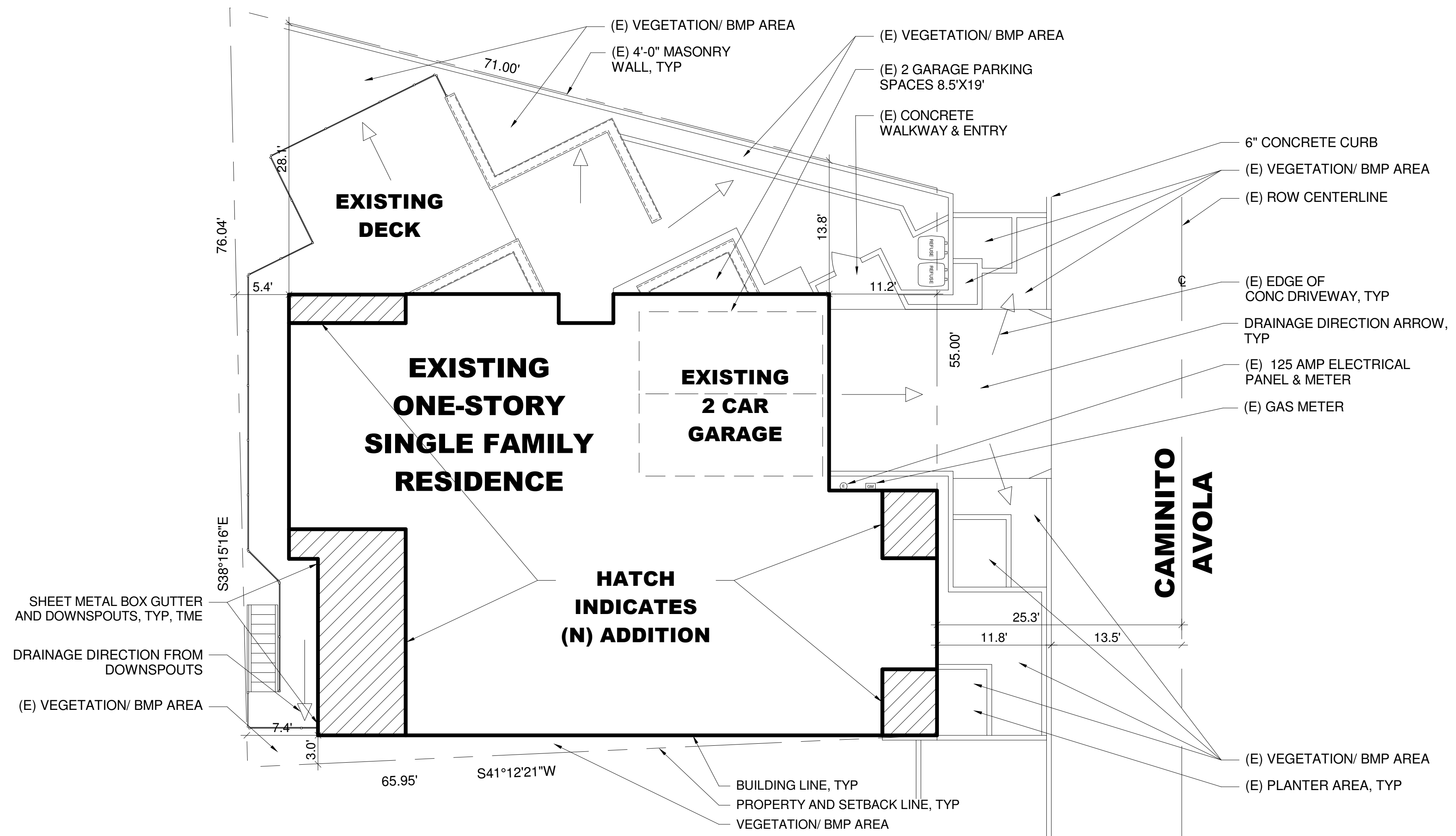
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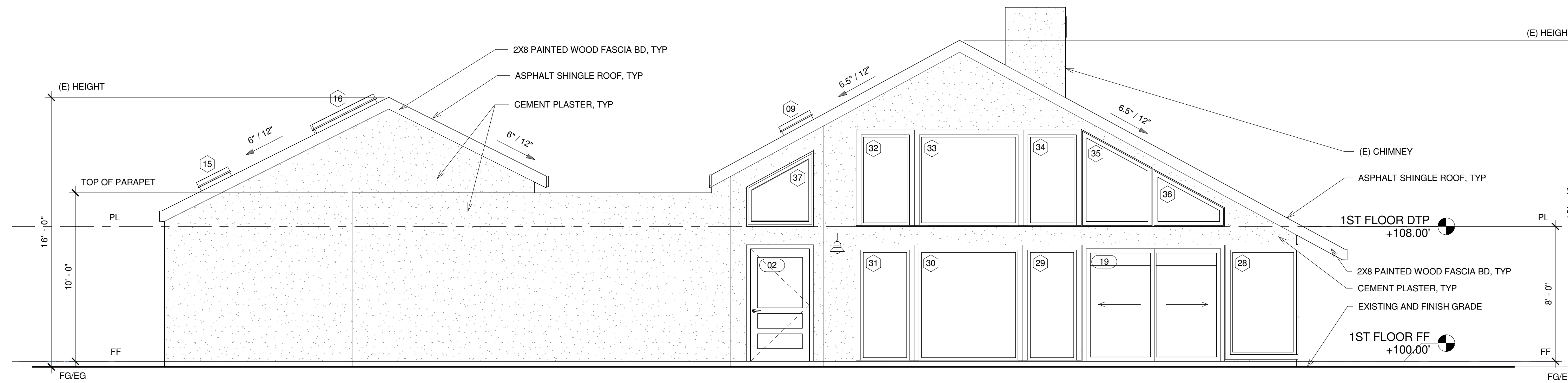
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SITE PLAN

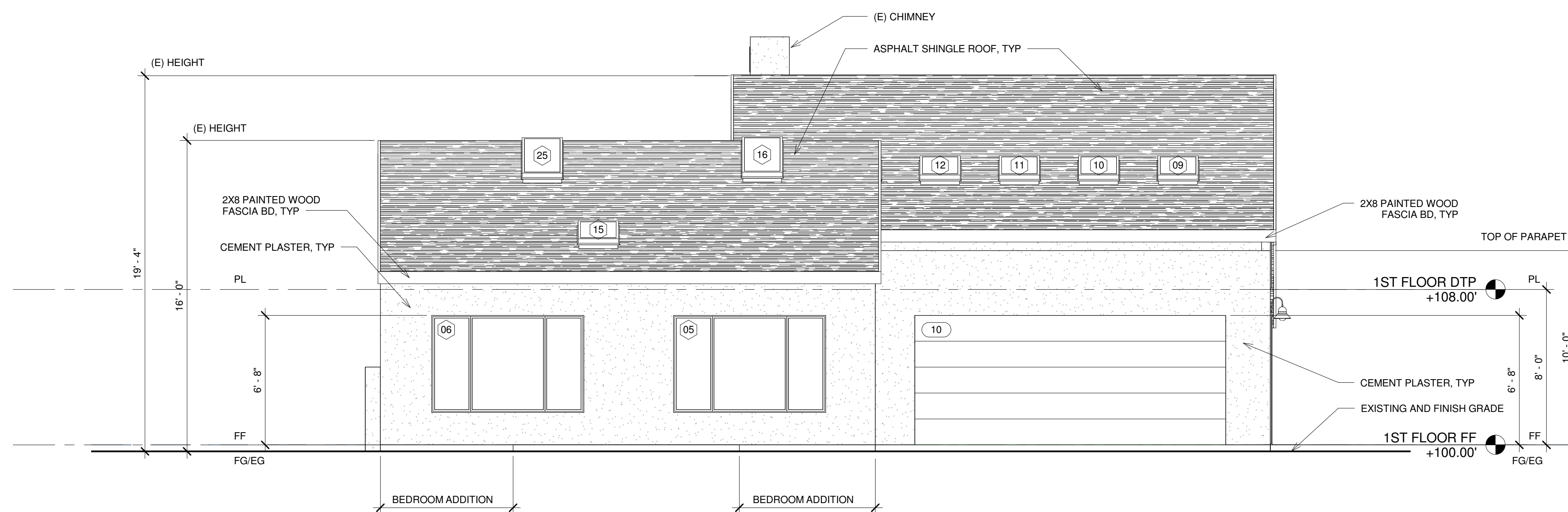
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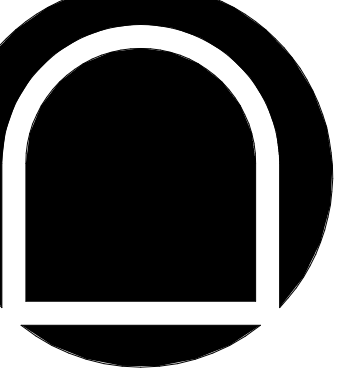
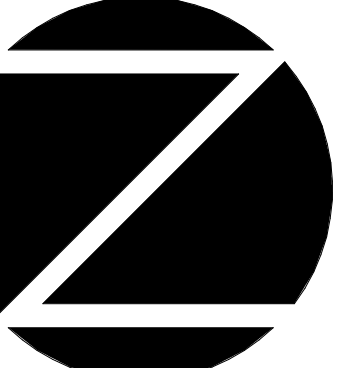
1 a/SITE PLAN
SCALE: 1/8" = 1'-0"



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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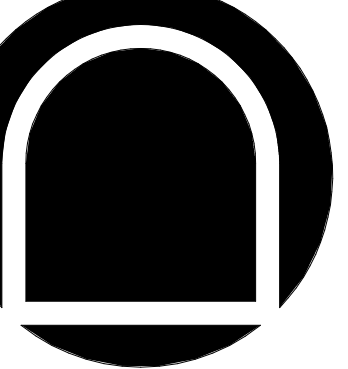
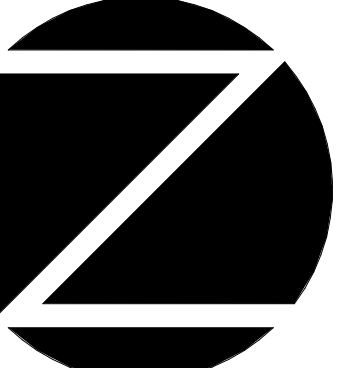
CITY: SAN DIEGO

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NORTH AND EAST ELEVATIONS

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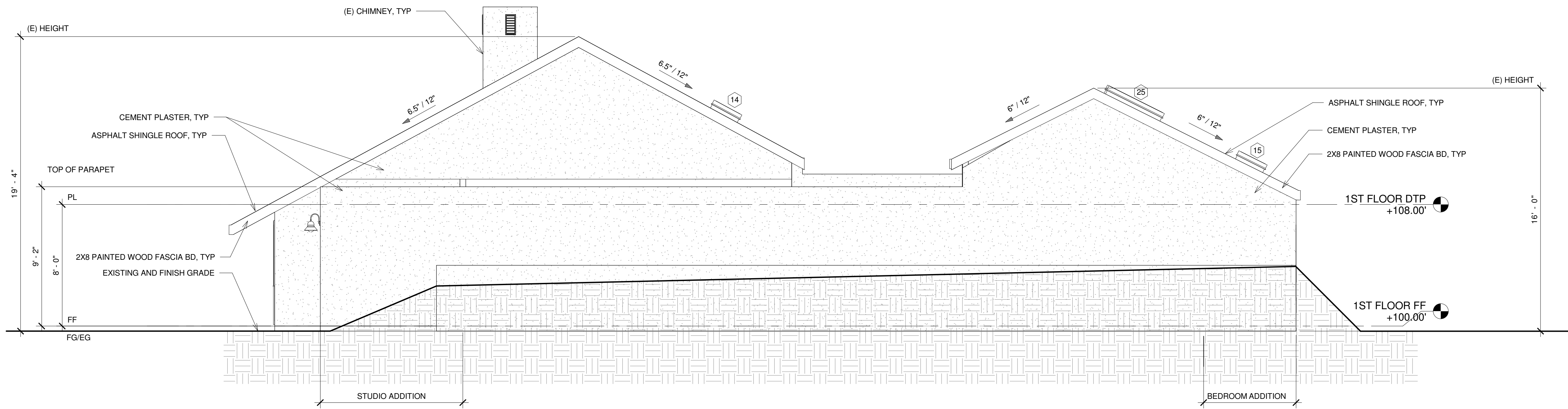
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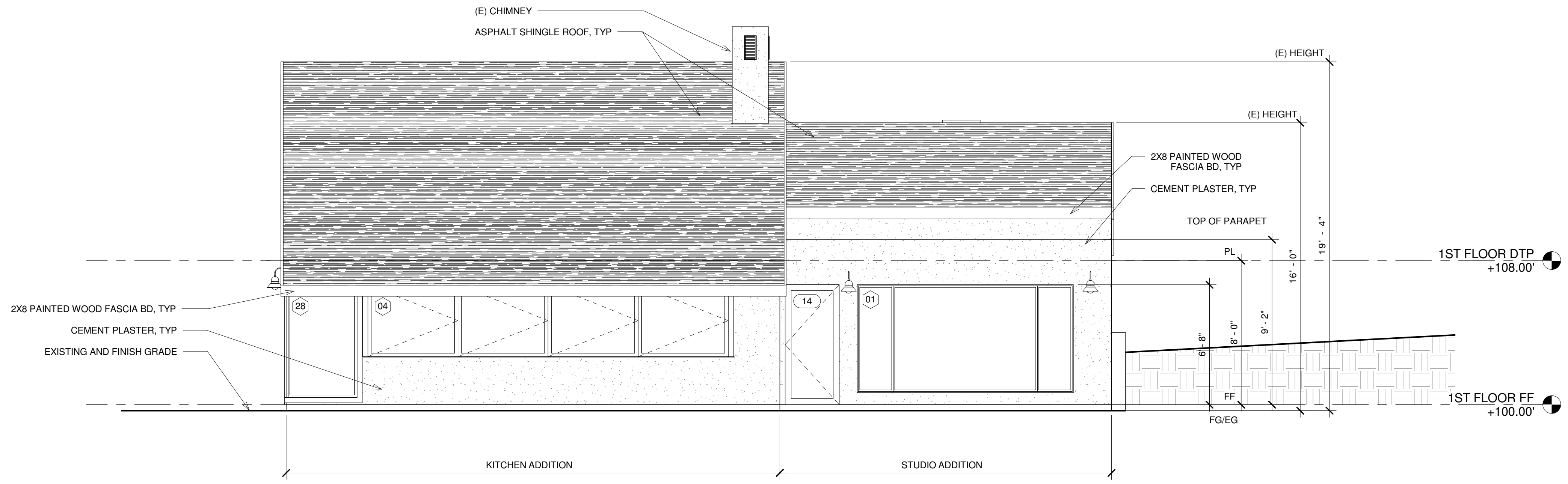
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SOUTH AND WEST ELEVATIONS

a2.1



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



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

January 30, 2016

**Single Family Residential Zoning Committee
(Ad-Hoc Subcommittee of La Jolla CPA)
Final Report**

1. Background

LJCPA Motion May 7, 2015: To form a subcommittee for the purpose of recommending SDMC changes to the City that would:

- 1) Revise the use of Categorical Exemptions in remodels, particularly single-family residence remodels and
- 2) Effect SDMC changes that place single family remodels and new single family construction to be more closely aligned with the La Jolla Community Plan and the community character of La Jolla with respect to bulk and scale. (Little, Costello: 14-0-2)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Outwater, Ragsdale, Rasmussen, Will, Zimmerman

Abstain: LaCava (Chair), Brady (felt it should have been noticed as an action item.)

a. Ad Hoc Committee Members

- Sharon Wampler, Chair
- Glen Rasmussen, Secretary (to Dec. 14, 2015)
- Angeles Leira
- Eric Lindbak
- Jim Ragsdale
- Diane Kane

b. Mission

- Conduct work sessions open to the public
- Invite the public and industry to participate to ensure robust discussion
- Build community consensus on proposed zoning or community plan changes
- Compare homes built under categorical exemption (51% rule) versus those under CDPs
- Consider reconciling generic single-family zoning regulations with the La Jolla Community Plan
- Consider amending categorical exclusion for Coastal Development Permits

c. Nine meetings were held on these dates (see www.lajollacpa.org for agendas and minutes):

- | | |
|-------------------------------|-------------------------------|
| ▪ July 1, 2015 | November 16, 2015 |
| ▪ July 27, 2015 | December 14, 2015 (cancelled) |
| ▪ August 10, 2015 (cancelled) | January 4, 2016 |
| ▪ August 24, 2015 | January 21, 2016 |
| ▪ September 10, 2015 | |
| ▪ September 28, 2015 | |
| ▪ October 12, 2016 | |

2. Identification of Problem

a. Issues:

Change happens. Progress occurs. Needs and expectations change. Older homes may fall into disrepair and go past their usable lifetime. Since the 1980s, there has been increasing concern about residential construction in La Jolla of large bulk and scale out of character with the neighborhood and adjacent properties. Following the housing market crash in 2008, there has been increased construction that is obvious in the changing face of the La Jolla neighborhoods. The city zoning as it exists is not supporting effective implementation of the La Jolla Community Plan.

Due to expressed concern from La Jolla residents about negative effects of development, ongoing conflicts among community members over new building projects, and a desire for a clearer and streamlined-process to provide regulatory relief to homeowners, an Ad Hoc Committee for Residential Single-family Zoning was established on June 4th, 2015 by the LJCPA to address development issues related to implementation of the La Jolla Community Plan (LJCP).

The 2001 La Jolla Community Plan's purpose is to "highlight those elements and features of the community that contribute to its overall sense of charm, character and village atmosphere." This includes "historic structures", "mature trees", "the predominance of low-scale buildings and homes and the slow pace of pedestrian traffic along many of its local streets..." Consequently, the LJCP requires new development that "protects natural features, preserves existing streetscape themes, and allows a harmonious visual relationship to exist between the bulk and scale of new and older structures" (p. 67, LJ Community Plan).

In 2001, the LJCP identified a worrisome new construction trend that "Some redevelopment of properties in the single dwelling unit neighborhoods had not reflected the traditional bulk, size and scale of those neighborhoods." Unfortunately, this trend has not only continued, it has become more prominent in the ensuing period since the plan was adopted. Many recently constructed residential structures are extremely large and poorly articulated. They do not "avoid extreme intrusive changes and promote good design and harmony" required in the policies of the La Jolla Community Plan (p. 70, LJCP). These compromise privacy, disrupt established street rhythms, diminish greenery and obstruct light, air and public views that are part of the joys of living in La Jolla. Many avoid community review that could improve final products, respect neighborhood values and preserve shared amenities. This is antithetical to the Municipal Code, Sec. 131.0401, which identifies the purpose of Single Family Residential zones to "promote neighborhood quality, character and livability...while minimizing adverse impacts to adjacent properties."

Widely shared community amenities are being severely compromised and cumulatively diminished for the convenience of faster administrative processing. In contravention of the California Government Code Sec. 65860, there is an inconsistency between the La Jolla Community Plan and the Land Development Code that is undermining the community's ability to implement its plan. The health, safety and welfare of La Jolla is at immediate risk.

b. Causes:

- La Jolla's older neighborhoods original built with FAR's of 0.2-0.3;
- Current rebuilds are 0.54-0.6, with poor transition between old & new
- "50 % Rule" [LDC 126.07049(a)(5)] poorly written & abused
 - No definition for "wall" in LDC
 - DSD staff "draft interpretation" allows for entirely new buildings to be built without community review
 - Code Enforcement lax when abuses are reported
- Draft "Categorical Exclusion" criteria for CDP never approved by CCC
- Citywide .6 FAR, as currently interpreted, is too generous in older La Jolla neighborhoods with existing contexts, on smaller lots & on hillside lots with irregular topography
- Many features that add bulk and scale (carports, covered balconies & decks, day-lighted "basements," "dug-out" garages) do not count in FAR calculations
- 30 ft. height limit in coastal area enables 3 stories with flat roof
- Side yard setbacks are insufficient for light, air & privacy
- Excessive lot coverage reduces landscaping
- Economics & onerous city processes incentivize larger houses
- Administrative loopholes have provided speculative developers with business model that speeds processing and avoids community review

3. Potential Solutions Research

- City of Los Angeles (Sharon)
- Other cities: Coronado, Solana Beach, Del Mar, Encinitas, Laguna Beach, Beverly Hills, Arcadia, Pasadena, Monterey, Ventura, Santa Barbara (Angeles)
- City of Pasadena (Eric)
- City of Coronado (FAR research on Del Mar, Encinitas, Redondo Beach, Manhattan Beach, Malibu, Pismo Beach, Carpenteria, Monterey, Pacific Grove, Santa Cruz and Tiburon) (Diane)
- FAR Bulk & Scale Scenarios (Angeles & Eric)
- La Jolla neighborhood analysis (Diane)

Presentations and supporting documentation from the Ad Hoc Committee meetings can be found in the Ad Hoc committee binder.



FAR of Comparable Cities

City/Lot size	Category 0 Lot size Less than 3500 SF	Category 1 Lot size 3500-3600 SF	Category 2 Lot size 3601 SF-5700 SF	Category 3 Lot size 5701 SF-7100 SF	Category 4 Lot size 7101 SF-10000 SF	Category 5 Lot size Over 10000 SF
La Jolla	.70-.65 ⁽¹⁾	.65 ⁽¹⁾	.65-.59 ⁽¹⁾	.59-.57 ⁽¹⁾	.57-.55 ⁽¹⁾	.54-.50 ⁽¹⁾
Del Mar ⁽²⁾	1.00-.57 ⁽¹⁾	.57-.56 ⁽¹⁾	.56-.35 ⁽¹⁾	.35-.30 ⁽¹⁾	.30	.25
Encinitas	.50	.50	.50-.60 ⁽¹⁾	.60	.60	.60
Redondo Beach	.65-.80 (bonus pts)	.65-.80 (bonus pts)	.65-.80 (bonus pts)	.65-.80 (bonus pts)	.65-.80 (bonus pts)	.65-.80 (bonus pts)
Manhattan Beach	.70	.70	.70-.69 ⁽¹⁾	.69-.68 ⁽¹⁾	.68-.67 ⁽¹⁾	.67
Malibu ⁽³⁾	.94-.54 ⁽¹⁾	.54-.52 ⁽¹⁾	.52-.35 ⁽¹⁾	.35-.31 ⁽¹⁾	.31-.28 ⁽¹⁾	.28-.24 ⁽¹⁾
Pismo Beach	.65	.65	.65	.65	.65	.65
Carpenteria	.40	.40	.40	.40	.40	.40
Monterey	.50	.50	.50	.50-.42 ⁽¹⁾	.42-.40 ⁽¹⁾	.40-.35 ⁽¹⁾
Pacific Grove	.80-.67 ⁽¹⁾	.67-.68 ⁽¹⁾	.67-.54 ⁽¹⁾	.54-.46 ⁽¹⁾	.46-.39 ⁽¹⁾	.38-.31 ⁽¹⁾
Santa Cruz	.56	.56	.56-.54 ⁽¹⁾	.54-.53 ⁽¹⁾	.53-.52 ⁽¹⁾	.52
Tiburon	.52	.52	.52-.45 ⁽¹⁾	.45	.45-.36 ⁽¹⁾	.36-.27 ⁽¹⁾
Median Min.	.60	.56	.50	.46	.45	.37
Median Max.	.68	.57	.56	.54	.50	.40

(1) Allowable F.A.R. varies with lot size: the larger the lot, the lower the FAR. The range shown is for minimum lot size to maximum lot size for each Category. (Min. lot size in Cat 0 assumed to be 2000 SF, max. lot size in Cat. 5 assumed to be 15,000 SF for purposes of calculations)
 (2) For cities that exempt all or part of the garage from their FAR calc, the FAR shown in the table is what the FAR would be if the exempted area was included in the FAR calculation.
 (3) FAR values shown are based on the actual allowable structure size divided by the min. and max. lot sizes. These cities have a minimum dwelling size that overrides their FAR limitations for the smaller lot sizes.

CITY OF CORONADO RESIDENTIAL STANDARDS IMPROVEMENT PROJECT

This table will be updated with FAR from additional cities (we have about 20) & pre-1950 neighborhoods of La Jolla

4. Recommendations to LJCPA and Planning Commission on 10th Update to the Land Development Code

In October, the city included language for Categorical Exemptions in the Coastal Zone in its 10th Land Development Code update. This issue was discussed at the Technical Advisory Committee (TAC) on its October 14 agenda. Comprised of building industry professionals, and as advisors to the mayor, the TAC instructed city staff to retain the "50% rule." Thus the 10th LDC Update contains language for new CE exemptions in addition to the "50% rule" exemption. If codified, this approach would result in more exemptions from a Coastal Development Permit. In bypassing community review, the development issues already observed in the coastal areas would increase.

The SFRZ Ad-Hoc Committee was told by city staff that it could not comment on the 50% Rule and that the 10th Update language could not be modified to include it, as it was not identified as an "Issue" flagged for discussion. As a result, the SFRZ Ad-Hoc Committee sent the following motion to the LJCPA for action at its January 7, 2016 meeting:

The Single Family Residential Zoning Ad-Hoc Subcommittee recommends to the La Jolla Community Planning Association that it ask the City of San Diego to immediately suspend processing Agenda Item #9 of the 10th Update to the Land Development Code. A year's suspension will enable the community of La Jolla to craft tailored criteria for a Coastal Residential Development Overlay Zone with ministerial processing for single-family residences. The adoption of this overlay zone will replace the Coastal Development Permit process for those projects that comply with the criteria of the zone, enabling regulatory relief from the existing costly and time consuming discretionary processes while more effectively implementing the La Jolla Community and Coastal Development Plan.

Motion: (Lindebak, 2nd: Ragsdale); **Vote:** (4-0-0 Lindebak, Leira, Kane, Ragsdale).

In regard to the Tenth Update of the Land Development Code, Issue # 9, the following Motion was made by the La Jolla Community Planning Association Trustees during the Regular Meeting of January 7, 2016:

The La Jolla Community Planning Association asks the City of San Diego to suspend action on Issue #9 of the 10th Update to the Land Development Code for one year. A one-year suspension will enable the community of La Jolla, and other coastal communities, to craft tailored criteria for a Coastal Residential Development Overlay Zone with ministerial processing for single-family residences. The adoption of this overlay zone could replace the Coastal Development Permit process for those projects that comply with the criteria of the zone, enabling regulatory relief from the existing costly and time-consuming discretionary processes while more effectively implementing the La Jolla Community and Coastal Development Plan.
This Motion carried, 11-3-1.

With testimony from both the LJCPA and the Ad-Hoc SFRZ, the Planning Commission voted 7-0 to pull Issue #9 from the LDC update at its January 28, 2016 meeting. At that meeting, city staff unexpectedly inserted language in the 50% rule that was very complicated, but supposedly addressed community concerns. The Planning Commission declined to endorse this hastily drafted language and instead, expressed support for the La Jolla community to continue its efforts in developing a Coastal Overlay Zone for Residential Development.

5. Draft Ad-Hoc Single Family Residential Zoning Committee Recommendations

PROPOSED REVISIONS TO LDC FOR SINGLE FAMILY RESIDENCES IN COASTAL ZONE (LA JOLLA)

Sec. 126.0704 Exemptions from a Coastal Development Permit

PURPOSE: These revisions are proposed to:

1. Implement the La Jolla Community & Coastal Plan in single-family residential areas where existing community character is established and residential remodels or rebuilding is expected to occur.
2. Provide for effective public noticing of development proposals
3. Enable a fair, predictable and cost-effective review process that balances private property rights with community concerns
4. Provide for administrative review of most development proposals
5. Allow for community review when development proposals exceed established thresholds for administrative review.

PROCESS: Establish an overlay zone for La Jolla so tailored LDC requirements can more closely align with the intent of the La Jolla Community Plan and Policies and implement its vision.

Current language: “The demolition or removal of 50% or more of the exterior walls of the existing structure. (LDC. Sec. 126.0704 (a)(5))

Suggested language:

A. Minor Additions (1000 sq. ft. or less), with following conditions:

1. Minor additions (1000 sq. ft. or less) with primary façade and 50% of adjoining secondary facade/s and their connecting roof remaining intact; (See LDC Sec. 113.0216 for definition of “façade.”)
2. Architectural style of addition is compatible with materials, massing and scale of existing structure and rhythm of street block frontage;
3. Second story addition to rear of structure does not exceed 24 ft. in height (80% of allowable height in coastal zone);
4. Roof slope of addition is consistent with slope of existing roof; (additional height to maximum of 30 ft. allowed to maintain stylistic consistency of architectural design.)
5. Setbacks meet or exceed allowable **or** average of neighborhood block (Alt. abutting properties).
6. Total parcel FAR, including new addition, does not exceed the maximum allowed by zone.

B. Extensive remodel (more than 1000 sq. ft.): addition to primary façade; addition of second story or, entirely new construction.

1. FAR not to exceed .4* (this FAR may be lower for some neighborhoods or lots);
2. Setbacks meet or exceed allowable **or** average of neighborhood block (**Alt.** adjacent properties);
3. Height not to exceed 24 ft.;
5. Side wall windows in new addition do not align with windows of neighboring properties, or are small utility windows filled with translucent material;
6. Materials, massing, scale and placement of new construction is consistent with existing structures within block **or** 300 ft. radius, whichever is greater;
7. Mature healthy trees are preserved;
8. New landscaping and fencing in front yard setback and tree lawn follows street rhythms of neighboring block, and observes city tree palette;
8. Existing public views, where noted in community plan, are preserved or strengthened by vegetation removal in setbacks.

***Additional FAR** bonus points, to a maximum of .6, and/or additional height to maximum 27 ft., may be gained by adding the following features to the project: (point system for following TBD)

- a. Building mass broken up with I, H, L or U shaped floor plans;
- b. Second story offset from first story by minimum of 15 ft. on primary façade;
- c. Second story offset from first story by minimum of 8 ft. on one or more secondary façades;
- d. Exterior walls offset from side yard setback by a minimum of 4 ft. for cumulative linear distance of at least 20 ft.;
- f. Pitched roof with slope and surface materials appropriate for neighborhood's architectural style; (provide applicant a table of standard roof slopes used with common architectural styles to detail on plans.)
- e. Roof articulated with dormers*, gables, or cross gables that use slope, design and proportions appropriate for architectural style; *Individual dormers no wider than 4 ft. and separated from one another by at least 8 ft.
- g. 30% of front façade articulated with projecting bay, recessed covered balcony or loggia, or projecting uncovered balcony;
- h. Overall design reflects contemporary interpretation of traditional architectural style found in neighborhood; (Applicant submits survey of streetscape w/in 300 ft. of project or block, whichever is greater.)

- i. Garage wall with entry door set back from front façade by minimum of 15 ft.;
- j. Garage door turned 90% from street or accessed from property rear;
- k. Garage door otherwise integrated into architectural design to minimize prominence; (Strategies include: use of overhead trellis or free-standing pergola; garage door with windows, small scale patterns, or 3-D relief; door mass minimized by staggered or separated openings.)
- l. Driveway paved with decorative blocks or uses other hardscape aesthetic treatment involving texture, color or pattern consistent with architectural style and neighborhood;
- m. Driveway hardscape minimized by 40% with vegetation or turf block;
- n. Distant views recognized in community plan enhanced with more generous setbacks (min. 5 ft. from current setback) accommodated by new project design and/or removal of existing structure;
- o. 50% of private distant views (coastal, canyon or hillside) across property preserved.
- p. Sidewalk, parkway and street trees are preserved and enhanced.
- q. Development results in a LEED Silver Certified house.
- r. Installation of a 2,000 gallon minimum underground catchment and storage system of surface run-off water.

FAR shall be subtracted for the following project features:

- a. Using standardized plans;
- b. Repeating architect-prepared plans in the same block;
- b. Featuring an underground living area that is exposed to daylight on any side, including ceiling;
- c. Using an underground garage, living or storage space that extends beyond the footprint of the above-ground structure;
- d. Building underground elements (garages, storage, living quarters) above natural grade;

C. Projects not adhering to above criteria must apply for Coastal Development Permits and are subject to community review.

ADDITIONAL CODE REVISIONS

LDC Chapter 11, Article 3, Division 1: Definitions. Sec. 113.0103

Wall: There is no definition of “wall” in the “Definitions” portion of the LDC. Sec. 113.0103. The definition of “exterior wall” used by DSD staff to implement the “50% Rule” needs to be changed from that of a “frame” to a standard English definition of “wall.” (eg. “An upright feature that serves to enclose, support or subdivide a building, usually presenting a more or less continuous surface except where penetrated by openings such as doors and windows.” *American Architecture: An Illustrated Encyclopedia*, Cyril M. Harris, W.W. Norton & Co., NY, 1998). This would include foundations, exterior cladding, windows and doors (eg. any feature or material that is visible on the exterior of the building.)

LDC Chapter 11, Article 3: Land Development Procedures, Division 2: Rules for Calculating Measurement

Sec. 113.0234 Calculating Gross Floor Area Ratio:

This calculation needs to include all exterior features that add perceived bulk and scale to buildings, as well as all interior spaces, whether they are habitable or not. This includes carports, attics, closets, storage space, stairwells, covered porches and balconies, basements higher than 5 ft. floor-to-ceiling, and “phantom floors” created by ceilings over 12 ft. in height.

LDC Chapter 11, Article 2, Division 3, Sec. 112.0301: Noticing

Types of Notice (a)(2):

“The applicant shall post the Notice of Application on the property that is the subject of the application in accordance with Sec. 112.0304.”

To facilitate neighborhood noticing, especially for projects that are administratively approved, the City needs to supply standardized “project noticing” signs to applicants that are large, durable, and easy to read from the sidewalk or street ROW. Cost of sign included in processing fees collected at permit counter. Fees can be prorated to applicant upon return of sign to the City in good condition.

After the sign is posted, there should be a 30-day period for neighbors, the CPA or other interested parties to review the project plans and provide comment to DSD staff prior to approval.

Next Steps

1. Complete community review of incentives and disincentives; add, modify or delete items on list.
2. Assign numerical values to finalized list of incentives and disincentives.
3. Issue a draft proposal for field testing by architects, builders and community members to critique numerical values and identify positive and negative outcomes.
4. Hold community charette to present, discuss and modify findings, as necessary to achieve consensus.
5. Meet with city staff, other involved agencies and coastal communities to identify adjustments to draft proposal.
6. Finalize proposal and submit to city for review and action.

Recommendation

The Ad Hoc Committee recommends to the City the following change to the San Diego Municipal Code (SDMC): develop and implement tailored criteria for a Coastal Residential Development Overlay Zone with ministerial processing for single-family residences.

There are several identified scenarios for completing this task:

1. Retain current RSFZ Committee as currently constituted and allow it to continue to lead this effort to completion;
2. Reformulate the RSFZ Committee with new or additional members;
3. Turn the task over to the Development Permit Review Committee;
4. Form a joint committee with the La Jolla Town Council to continue the process;
5. Form a new committee or community collaborative independent of any established group to continue the process.

Considerations for ultimate project success should include the involvement of interested groups in La Jolla Shores and other coastal communities. Positive reception from city staff, appointed and elected officials will be enhanced with strong evidence of wide community support.

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INCENTIVE-BASED ZONING FOR COASTAL DEVELOPMENT New Language for SD LDC Sec. 126.0704 Exemptions from a Coastal Development Permit Version 5, April 17, 2017

PURPOSE: These revisions are proposed to:

1. Implement the La Jolla Community & Coastal Plan in single-family residential areas where existing community character is established and residential remodels or rebuilding is expected to occur.
2. Enable a fair, predictable and cost-effective review process that balances private property rights with community scale and character compatibility policy concerns.
3. Provide for ministerial review of most development proposals.
4. Allow for community review when development proposals exceed established thresholds or deviate from administrative standards review.

Definition: For the purposes of this Section, **Floor Area Ratio (FAR)** includes all built portions of a structure, including interior uninhabitable space such as storage, closets, halls, basements*, garages and “phantom” air space over 10 feet floor to ceiling in height, as well as exterior roofed areas like porches, balconies, loggias and carports.

Test Case: A standard lot size of 4001-5000 square feet (50x100 feet) with maximum FAR of 0.6 per SD Municipal Code 131.0446. This is a common lot size in many La Jolla neighborhoods. For lots with smaller or larger maximum FAR, the total project base FAR be scaled appropriately. Starting base FAR is 2/3 (67%) the maximum FAR allowed equaling 0.4 FAR.

I. A ministerial building permit shall be granted for new construction in the Coastal Zone when the following conditions, as detailed on project plans, are met:

		Base Condition: Total project FAR does not exceed 0.4** AND:
	1.	Front setbacks meet or exceed allowable by zone, or that of existing street wall in adjacent properties, whichever is larger. Applicant will submit a plan showing the established setback lines of the two lots abutting on each side of property under review.
	2.	Height does not exceed 21 feet for a flat roof or 24 ft for pitched roof (minimum pitch of 3-12).

3.	Side walls or windows in new addition do not align with opposite windows or openings of abutting properties, or consist of small utility windows with translucent material.
4.	Mature healthy trees with a breast height (4 ft.) caliper of 8 inches or more are preserved. If any tree has to be removed, it shall be replaced by a similar species in a 24 inch box. (See requirements of Climate Action Plan & Urban Forestry Plan.)
5.	New landscaping and fencing in front yard setback, including trees and lawns, follows the established neighborhood pattern specifically reflected by the four properties abutting the site on both sides and observes city tree palette. (See requirements in Community Plan, Urban Forestry Plan and Climate Action Plan.)
6.	Existing public views, where noted in the Community Plan, are preserved or strengthened by vegetation removal in setbacks and setback fences that are 50% open and no more than 42" in height.
7.	No below grade parking is proposed. Parking is to the rear of lot, or off the alley.
8.	Driveways and paved areas are permeable, with a combination of decorative blocks and vegetation in a 60/40% ratio, respectively.
9.	*Basements are fully underground, below natural or finished grade (whichever is lower) and are within building footprint. Windows do not exceed 18" in height; light wells do not exceed 4 ft. in width. All other basement conditions count towards allowable FAR.
10.	Sidewalk, parkway and street trees are preserved and enhanced.
11.	30 % of front façade features windows, glazed doors, balconies, porches or terraces that open to the street.

(**This FAR may be lower or higher for some neighborhoods or lots, depending on underlying zoning. For a higher FAR, see Bonus Points Program below.)

II. Additional project FAR, to a maximum 0.6 (or the maximum allowed by the underlying zone.) An additional maximum allowable height of 25-30 feet for pitched roofs and 27 feet for flat roofs, may be gained by adding the following features to the project, **in addition to those noted in Section 1**, via the following point system:

Bonus FAR	Incentives to Reduce Building Bulk and Provide Compatible Neighborhood Scale and Character (Maximum of 0.1 FAR)
.10	a. Design is for a single story.
.02	b. Design proposes 45 degree angled "daylight" plane vertical side yard setbacks on both sides at 19' above grade.
.01	c. Design proposes 45 degree angled "daylight" plane vertical side yard setbacks on ONE side at 19' above grade.
.01	d. Project design will incorporate a front yard 45 degree setback vertical angled plane at a height of 14' for 70% of the front façade.
.02	e. Building mass is broken up with H, I, L, or U shaped floor plans.
.02	f. 70% of second story is set back on primary façade by minimum of 15 ft.
.02	g. Second story is set back from first story by minimum 8 ft. on one or more secondary facades.
.05	h. Exterior walls offset from side yard setback by a minimum addition of 4 ft for cumulative linear distance of at least 20 ft.

Bonus FAR	Incentives to Enhance Neighborhood Scale & Character (Maximum of 0.1 FAR)
.02	i. A proposed roof deck is placed central to the proposed building design with parapets or railings not viewable from the street; or, deck is incorporated into the roof design.
.02	j. Garage door is turned 90 degrees from street or accessed from rear of property.
.02	k. Garage door is integrated into architectural design to minimize prominence. Strategies may include but are not limited to: use of overhead trellis or free standing pergola; garage door with windows or enhanced materials, small scale patterns, or 3-D relief; door mass minimized by staggered or separated openings.
.03	l. Distant views recognized in LJ Community Plan or LJ Cultural Landscape Survey are enhanced with an additional side yard setback of 10% of lot frontage, accommodated by new project design and/or removal of existing structure.

.03	m. A minimum of 30% of air space and distant view protection or enhancement (includes coastal, canyon, hillside views) across subject property are preserved at upper floor levels of immediately adjacent properties.
.03	n. 30% of lot is covered with vegetation (excluding required driveway vegetation). An additional 0.02 bonus is given for preserving existing mature vegetation. (See requirements in Community Plan, Urban Forestry Plan and Climate Action Plan.)
.02	o. Project proposes a covered entry level porch of at least 100 square feet with a minimum dimension of 8' in depth.
0.2	p. Preservation of a site's historic or potentially historic (eg. meets HRB designation criteria) architecture and cultural landscape with development consistent with the Secretary of Interior's Standards.
0.1	q. Preservation of the site's historic or potentially historic (eg. meets HRB designation criteria) architecture, with development consistent with the Secretary of Interiors Standards.

III. FAR shall be subtracted for the following project features:

Penalty FAR	Disincentives to Reduce Bulk, Preserve, Strengthen and Enhance Neighborhood Scale and Character
.03	r. Using standardized plans.
.2	s. Demolishing a potentially historic structure (eg. meets HRB designation criteria) for new construction.
.03	t. Repeating architect or builder prepared plans in the same block.

IV. Any project not adhering to the above criteria must apply for a Coastal Development Permit and be subject to community review.