

Pangilinan, Marlon

From: Michael Morton [mailto:Michael@marengomortonarchitects.com]
Sent: Tuesday, November 21, 2017 10:17 AM
To: Pangilinan, Marlon <MPangilinan@sandiego.gov>
Cc: Flavia Gomes <fgomes@marengomortonarchitects.com>; Jorge Santana <jsantana@marengomortonarchitects.com>; Millene Shipley <Millene@marengomortonarchitects.com>; Maryam Victor <mvictor@marengomortonarchitects.com>
Subject: RE: La Jolla Shores Planned District Advisory Board: November (Rescheduled) Meeting Agenda

November 21, 2017
Marlon,

1. Update on the project size has been reduced - **Proposed 4,254 Square Feet - .81 FAR**
2. **See attached document**
3. Setback and roof setbacks will be shown on the plan presented.
4. North second floor 76 % at seven feet from PL and some at 9 feet

Michael Morton AIA



Michael R. Morton AIA
Principal
Marengo Morton Architects, Inc.
7724 Girard Avenue, Suite 200
La Jolla, CA 92037
T -858-459-3769
F -858-459-3768
C -619-857-8144

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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 (Our project is not for information)

Project name - **Greenberg Residence**

- **8276 Paseo De Ocaso,**
- **La Jolla, California, 92037**
- **APN – 346-180-11-00**
- Project contact name, **Michael Morton AIA**
- **Marengo Morton Architects**
- **7724 Girard Avenue, Suite 200**
- **La Jolla, CA 92037**
- **Telephone: (858) 459-3769**
- Project description, plus -
 - **Demolish existing 2,069 square foot one story single family residence. Build a new two story single family residence of 4,254 square feet with a new two car garage, and a 814 square foot basement. New roof deck area and roof mounted PV system. Provide other miscellaneous site improvements as shown on the site plan such as new lap pool, site walls, fences, and hardscape.**
 - lot size - **5,250 Square Feet**
 - existing structure square footage & FAR - **Existing 2,069 Square Feet – 39.4 FAR**
 - proposed square footage & FAR – **Proposed 4,254 Square Feet - .81 FAR**
 - existing and proposed setbacks on all sides – **Existing Setback - Front – 20'-0"**
 - **Existing North Side Setback – 3'-10"** **Existing South Side Setback 3'-7"**
 - **Existing Rear Setback – 18'-6"**
 - **Proposed Front Setback - 17'-0"**
 - **Proposed North Side Setback – 5'-0"**
 - **Proposed South Side Setback – 5'-0"**
 - **Proposed Rear Setback – 18'-6"**
 - height if greater than 1-story (above ground) **Existing Height – 14'-10"**
Proposed Height – 29'-5" at top of chimney
- Project aspect(s) that the applicant team is seeking Trustee direction on. (Community character, aesthetics, design features, etc.)
- **Both homes on Paseo Del Ocaso that surround the project are both two stories in height and the average of the area is 50% are currently two stories. We feel the articulation of the building and style will compatible with the current and future community character of La Jolla Shores.**

Action Items (Our project is an Action Item)

- Project PTS number -CDP & SDP #556536
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- **APN – 346-180-11-00**
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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.

- **Both homes on Paseo Del Ocaso that surround the project are both two stories in height and the average of the area is 50% are currently two stories. We feel the articulation of the building and style will be compatible with the current and future community character of La Jolla Shores. We have contacted our immediate neighbors whom we have shown the plans.**

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