

**La Jolla Shores Planned District Advisory Board (LJSPDAB)
APPLICANT PROJECT INFORMATION FORM**

Please provide the following information on this form to schedule your project at an upcoming La Jolla Shores Planned District Advisory Board meeting.

For Action Items

- Project Tracking System (PTS) Number/Accela "PRJ" Number and Project Name (only submitted projects to the Development Services Department can be heard as action items):
Project Number: 692097 - Senn Way Residence
- Address and APN(s):
7792 Senn Way, La Jolla CA 92037 APN: 353-150-21
- Project contact name, phone, e-mail:
Mehdi Rafaty t: 310.734.8477 e: mehdi@tagfront.com
- Project description:
New 3 story single family dwelling, attached garage, pool & sport court
- Please indicate the action you are seeking from the Advisory Board:
 - Recommendation that the Project is minor in scope (Process 1)
 - Recommendation of approval of a Site Development Permit (SDP)
 - Recommendation of approval of a Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - Other: _____

- In addition, provide the following:
 - lot size: **5.4 acres (235,182 sf)**
 - existing structure square footage and FAR (if applicable): **N/A**
 - proposed square footage and FAR:
13,096sf main dwelling, 3,230sf detached structure
 - existing and proposed setbacks on all sides: **Proposed 15'-0" setbacks**
 - height if greater than 1-story (above ground): **27'-0" max height above grade**

For Information Items *(For projects seeking input and direction. No action at this time)*

- Project name (Unsubmitted projects can be informational items if the development team is seeking comments and direction from the Board on the concept): _____
- Address and APN(s): _____
- Project contact name, phone, e-mail: _____
- Project description: _____
- In addition to the project description, please provide the following:
 - lot size: _____
 - existing structure square footage and FAR (if applicable): _____
 - proposed square footage and FAR: _____
 - existing and proposed setbacks on all sides: _____
 - height if greater than 1-story (above ground): _____
- Project aspect(s) that the applicant team is seeking Advisory Board direction on. (Community character, aesthetics, design features, etc.): _____

Exhibits and other materials to provide:

Exhibits and other project-related presentation materials (e.g. site plan, elevations, exhibits showing addition/remodel areas, etc.) although not required, are extremely helpful in informing the Advisory Board’s review and understanding of a project. The following exhibits and materials are recommended and if provided by the applicant, will be attached to the agenda and posted to the City’s website:

<https://www.sandiego.gov/planning/community/profiles/lajolla/pddoab> for view by the public:

- All exhibits should be sized to 8 ½" X 11" format
- Exhibits, which can contain the following:
 - A. A site plan showing the street, the property line on all sides, the setbacks on all sides, and the setbacks from the property lines to the neighboring building;
 - B. Elevations for all sides;
 - C. If the proposal is for a remodel, a clear delineation of what part of the proposed structure is new construction
 - D. If the proposal is for a building with more than one story, show:
 - how the upper story sits on the story beneath it (setback of the upper story from the lower story);
 - the distance from the proposed upper story to comparable stories of the neighboring buildings; and
 - the height of neighboring buildings compared to the proposed structure’s height.
- Any surveys that indicate similarities in floor area or architectural style in the surrounding neighborhood
- Any communications such as letter and emails from adjacent neighbors, local neighborhood groups, and/or the Homeowners’ Association

PLEASE DO NOT PROVIDE THE FOLLOWING:

- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board’s review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information of the property owners of the project should not be included, unless they are the “owner/applicant” and they are the designated point of contact

The Advisory Board members 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. Action Items will be heard first.

Thank you,

Please return the information requested to no later than a week before the scheduled meeting date:

Marlon I. Pangilinan, Interim Program Coordinator

mpangilinan@sandiego.gov

Planning Department

9485 Aero Drive MS 413

San Diego CA 92123

619-235-5293

7792 SENN WAY

COASTAL DEVELOPMENT & SITE DEVELOPMENT PERMIT

VICINITY MAP



PROJECT DATA

LEGAL DESCRIPTION:

PARCEL "A" OF PARCEL MAP NO. 141, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 25, 1969.

APN:	353-150-21
ZONE:	LJSPD-SF
STREET FRONTAGE:	-
CONSTRUCTION TYPE:	JTYPE V - B
OCCUPANCY:	R-3 & U
USE OF BLDG:	SINGLE FAMILY RESIDENCE
STORIES:	3
BUILDING ENVELOPE: (PLUMB LINE)	30'-0"
BUILDING ENVELOPE: (OVERALL HEIGHT)	40'-0"
BUILDING HEIGHT: (MAIN BUILDING)	26'-6"
BUILDING HEIGHT: (GYM & POOL)	39'-6"
BUILDING HEIGHT: (BASKETBALL COURT)	38'-8"
LOT SIZE:	IRREGULAR
LOT AREA:	235,182 sf (5.4 acres)

SHEET INDEX

PROJECT INFORMATION

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<u>CIVIL</u>	
C-100	EXISTING CONDITIONS / DEMO PLAN

ARCHITECTURAL

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AS 102	DEVELOPMENT SITE PLAN
AS 103	FLOOR LEVELS RELATIONSHIP SITE PLAN
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A 103	SECOND FLOOR PLAN
A 104	ROOF PLAN
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A 202	EXTERIOR ELEVATIONS
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PROJECT INFORMATION

PROJECT ADDRESS:	7792 SENN WAY LA JOLLA, CA 92037
OWNER:	Seebath 505 LLC 1117 N SHERBOURNE WEST HOLLYWOOD, CA 90069 CONTACT: MEHDI RAFATY T: 310.734.8477 E: mehdi@tagfront.com
ARCHITECT & INTERIORS:	TAG FRONT 1117 N SHERBOURNE WEST HOLLYWOOD, CA 90069 CONTACT: MEHDI RAFATY T: 310.734.8477 E: mehdi@tagfront.com
SOILS ENGINEER:	TERRAPACIFIC CONSULTANTS INC. 4010 MORENA BLVD, STE. 108 SAN DIEGO, CA 92117 CONTACT: CHRISTOPHER C. O'HERN T: 858.521.1190 E: cto@terrapac.net
CIVIL ENGINEER:	NASLAND 4740 RUFFNER ST. SAN DIEGO, CA 92111 CONTACT: LAWRENCE P. THORBURGH T: 858.292.7770 E: dirkn@nasland.com

CODES

ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF THE FOLLOWING, AND ANY OTHER LOCAL AND STATE CODES HAVING JURISDICTION.

BUILDING:	2019 CALIFORNIA BUILDING CODE
MECHANICAL:	2019 CALIFORNIA MECHANICAL CODE
PLUMBING:	2019 CALIFORNIA PLUMBING CODE
ELECTRICAL:	2019 CALIFORNIA ELECTRICAL CODE
FIRE:	2019 CALIFORNIA FIRE CODE
ENERGY:	2019 CALIFORNIA ENERGY CONSERVATION CODE
GREEN BUILDING:	2019 CALIFORNIA GREEN BUILDING STANDARDS
ACCESSIBILITY:	2019 CALIFORNIA BUILDING CODE & ADA

OTHER STATUTES, ORDINANCES, LAWS, REGULATIONS, RULES, ORDERS AND CODES SPECIFIED IN OTHER SECTIONS OF THE SPECIFICATIONS OR BEARING ON THE WORK INCLUDING REGULATIONS OF OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) UNLESS SUPERSEDED BY STATE STATUTE OR LOCAL LAW.

LOT COVERAGE:

LOT AREA	235,182 sf (5.4 acres)
MAIN BUILDING AREA	13,096 sf
POOL & WELLNESS	6,510 sf
BASKETBALL COURT AREA	2,670 sf
	22,276 sf
PROPOSED FOOTPRINT =	22,276 / 235,182 = 9.5%

SETBACKS:

	REQ.	PROVIDED
SIDE YARD	5'-0"	5'-0"
FRONT YARD	X'-X"	X'-X"
BACK YARD	15'-0"	15'-0"

SCOPE OF WORK:

CONSTRUCTION OF NEW 3 STOREY SINGLE FAMILY DWELLING ON A VACANT DOWNHILL LOT. DWELLING INCLUDES ATTACHED 5 CAR GARAGE, 6 BEDROOMS, 10 BATHROOMS, SEPARATE POOL / SPA AND GYM, SEPARATE BASKETBALL COURT DECK, WITH CONSIDERATION OF MHFA ZONE LOCATED ALONG SOUTHEAST PROPERTY LINE AND SENSITIVE VEGETATION WITHIN THE PROPERTY.

JURISDICTION INFORMATION

PLANNING DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 444-5300
BUILDING DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 444-5300
FIRE DEPT:	1222 First Ave., San Diego, CA 92101 T: (619) 444-5300

RESIDENTIAL AREA:

LOCATION	ZONING	GFA
FLOOR PLAN SF		
BASEMENT FLOOR	3,280 sf	3,280 sf
FIRST FLOOR	6,113 sf	6,113 sf
SECOND FLOOR	5,582 sf	5,582 sf
GARAGE	2,462 sf	0 sf
WELLNESS SUITE	3,230 sf	3,230 sf
BUILDING OVERHANGS	1,732 sf	0 sf
TOTALS	22,399 sf	18,205 sf

STRUCTURAL ENGINEER:	KNA ENGINEERING, INC. 30423 CANWOOD STREET, SUITE 223 AGOURA HILLS, CA 91301 CONTACT: KAMRAN NARAGHI-ARANI P: 818-865-2026 F: 818-865-1889
BIOLOGICAL ENGINEER:	VINCENT SCHEIDT 3158 OCCIDENTAL ST SAN DIEGO, CA 92122 CONTACT: VINCENT SCHEIDT T: 858.336.7106 E: VINCE.SCHEIDT@GMAIL.COM
LANDSCAPE ARCHITECT:	PHIL MAY LANDSCAPE ARCHITECTURE 2532 WALLACE AVE FULLERTON, CA 92831 CONTACT: ROSALIO SERNA T: 959.373.1959 E: pmay@philmaydesign.com
EXPEDITOR:	SD PERMIT CO. PO Box 124979 San Diego, CA 92112 CONTACT: Ian Harris T: 619.395.7275 E: ian@sdpermitco.com

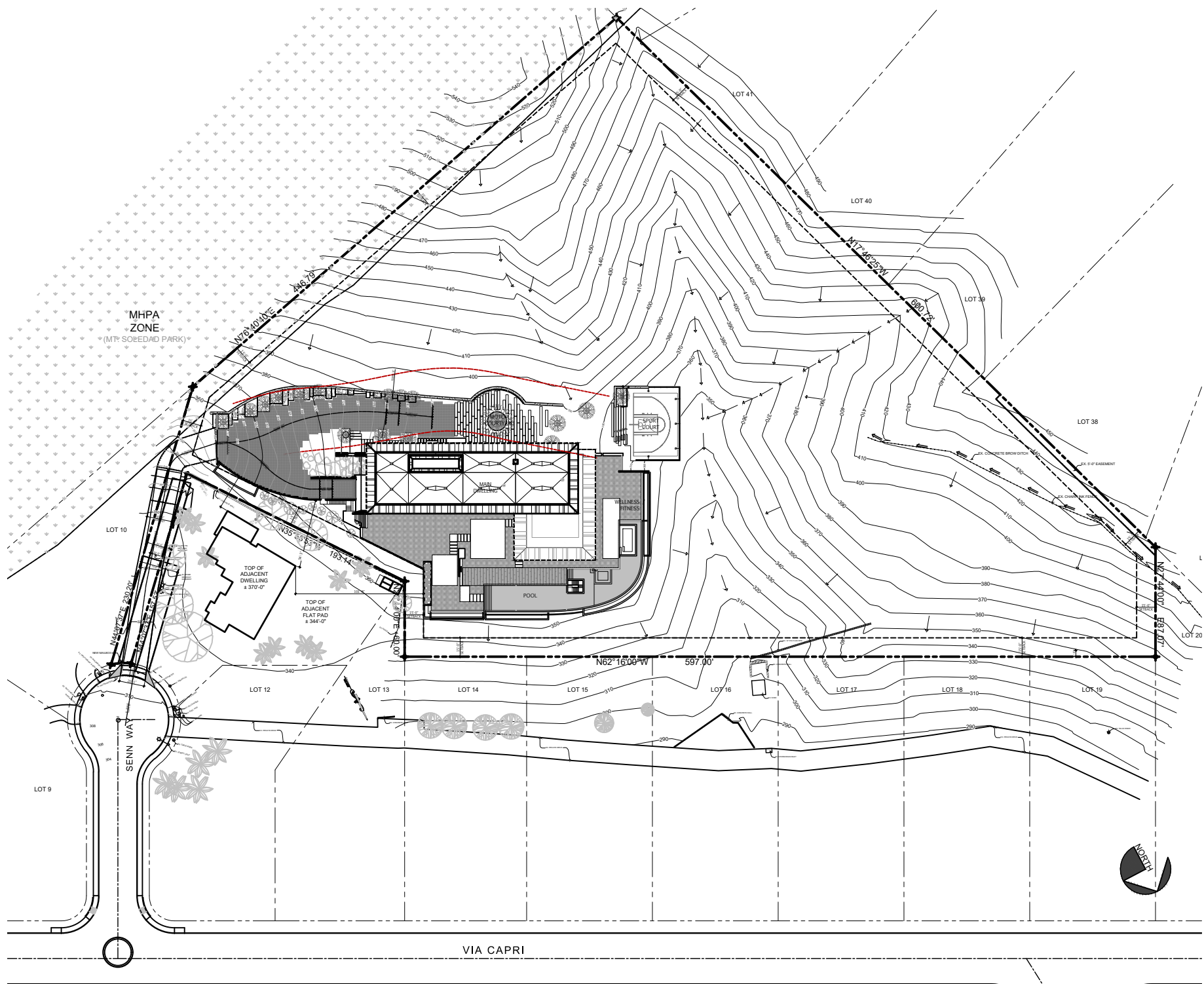
**SENN WAY
RESIDENCE**
 7792 SENN WAY
 LA JOLLA, CA 92037

SUBMITAL	DATE
LJSPDAB	09.20.23

SCALE: AS NOTED

T 1

TITLE SHEET



MHPA
 ZONE
 (MT. SOMERDAD PARK)

**SENN WAY
 RESIDENCE**
 7792 SENN WAY
 LA JOLLA, CA 92037

SUBMITTAL DATE
 LJS/PDAB 09.20.23

SCALE: AS NOTED
AS 100

1 OVERALL SITE PLAN

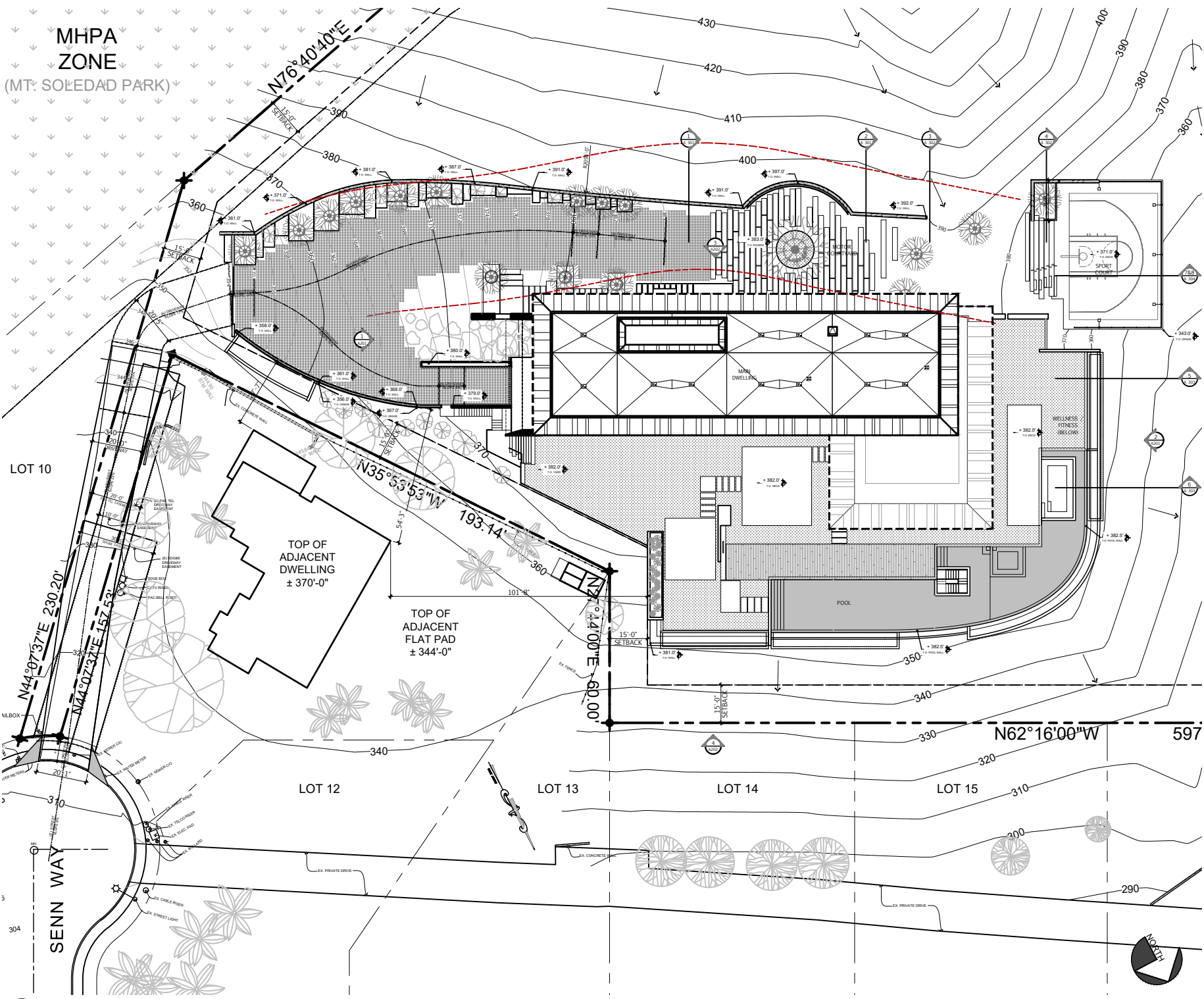
1" = 100'-0"

SITE PLAN

MHPA
ZONE
(MT. SOLEDAD PARK)

TAGfront

ARCHITECTURE | DESIGN | INTERIORS
1117 N. SHERBOURNE DR.
WEST HOLLYWOOD, CA 90249
T: 310.784.8477 E: INFO@TAGFRONT.COM
F: 310.784.8477



LOT 10

TOP OF
ADJACENT
DWELLING
± 370'-0"

TOP OF
ADJACENT
FLAT PAD
± 344'-0"

LOT 12

LOT 13

LOT 14

LOT 15

1 ENLARGED SITE PLAN

**SENN WAY
RESIDENCE**

7792 SENN WAY
LA JOLLA, CA 92037

SUBMITAL DATE
LJSPDAB 09.20.23

SCALE: AS NOTED

AS 101

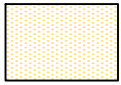
ENLARGED
SITE PLAN



1" = 50'-0"



EXISTING DEVELOPMENT AREA



NEW DEVELOPMENT AREA
(EXTRA FROM EXISTING DEVELOPMENT AREA)

LOT SIZE : 235,188 sqft

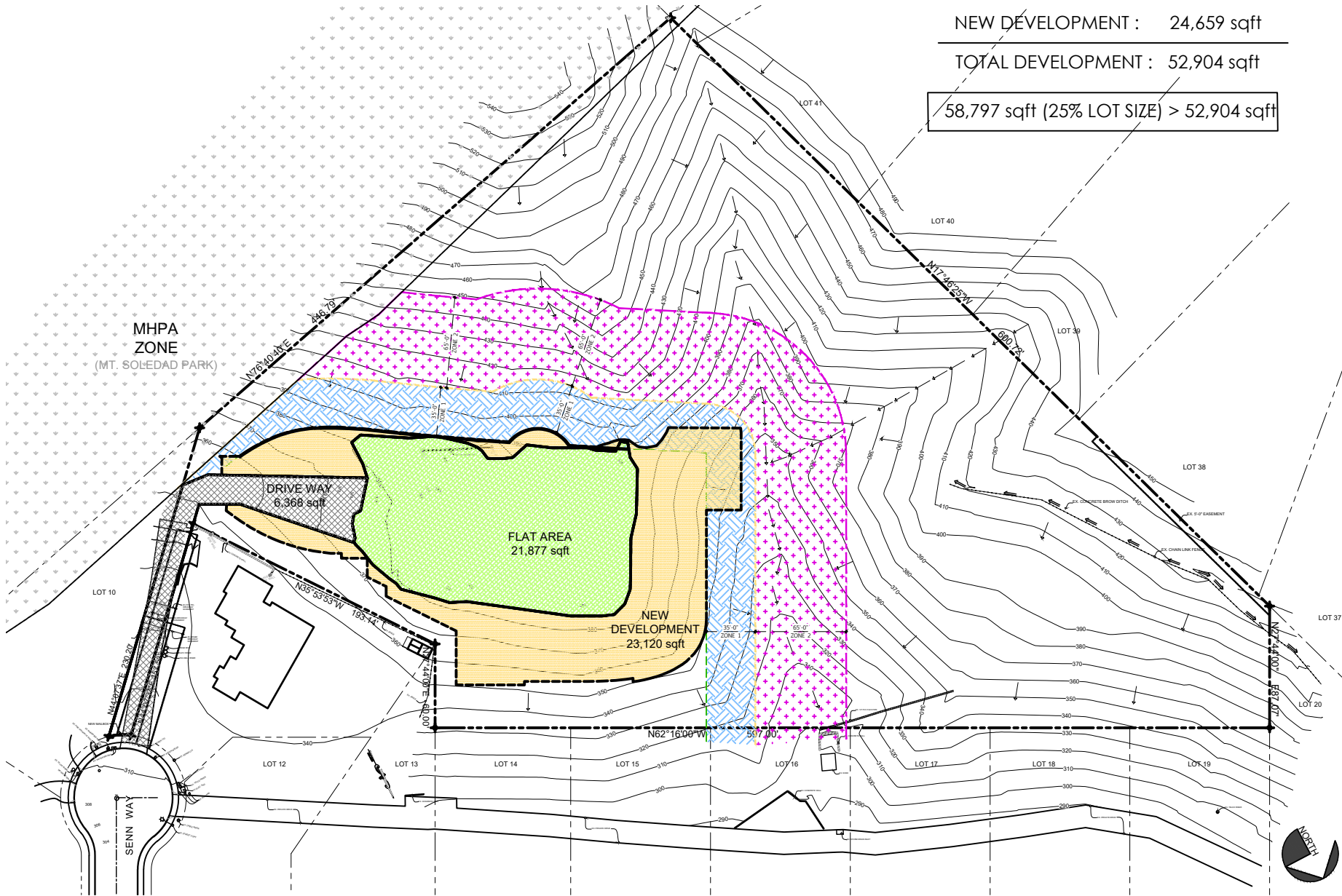
EXISTING FLAT AREA : 21,877 sqft

EXISTING DRIVEWAY : 6,368 sqft

NEW DEVELOPMENT : 24,659 sqft

TOTAL DEVELOPMENT : 52,904 sqft

58,797 sqft (25% LOT SIZE) > 52,904 sqft



ARCHITECTURE | DESIGN | INTERIORS
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WEST HOLLYWOOD, CA 90249
T: 310.734.8477 E: INFO@TAGFRONT.COM
P: 0 0 1 1 0 0 1 1 0 0 1 1

**SENN WAY
RESIDENCE**

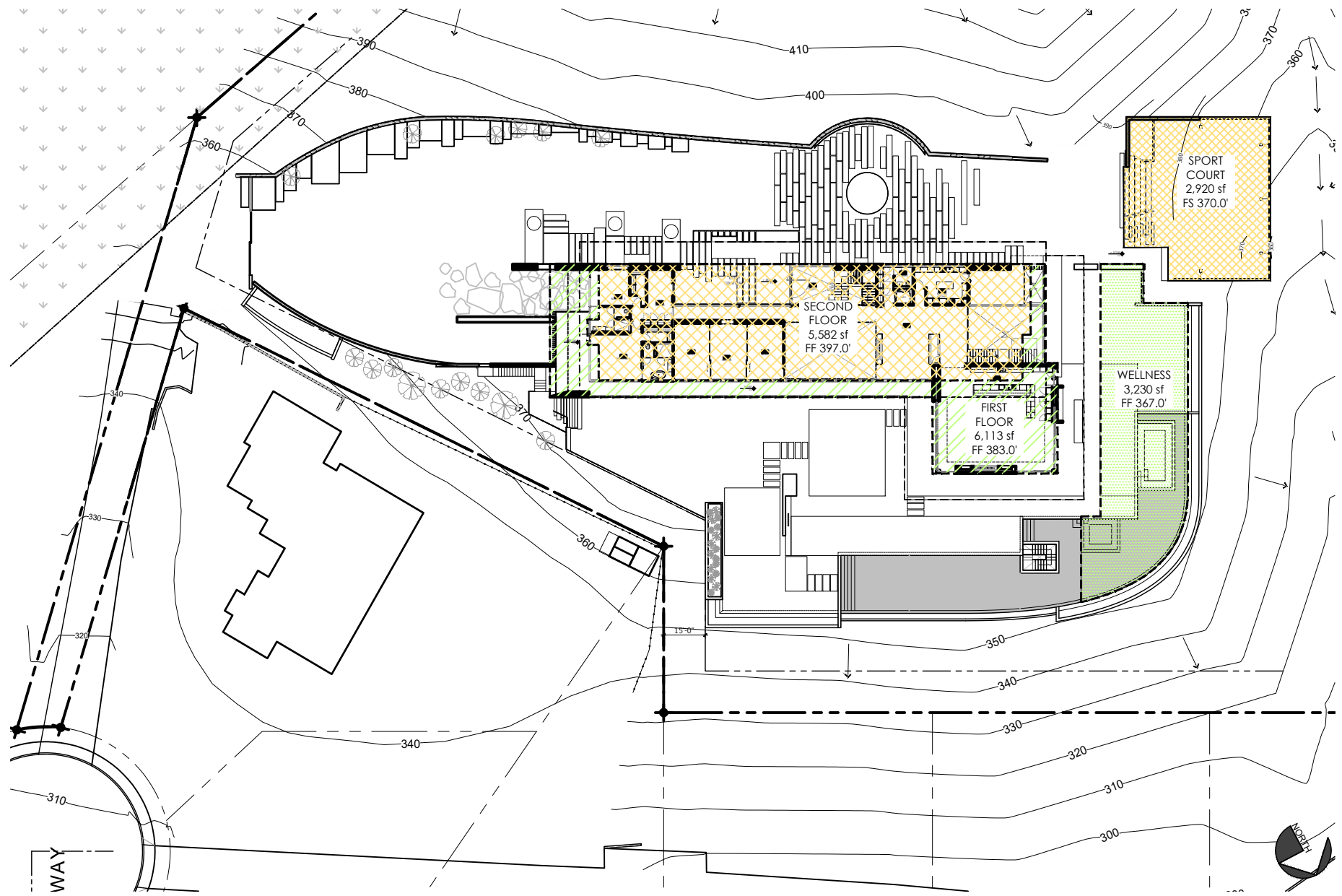
7792 SENN WAY
LA JOLLA, CA 92037

SUBMITTAL DATE
LJSPDAB 09.20.23

SCALE: AS NOTED

AS 102

DEVELOPMENT
SITE PLAN



① FLOOR LEVEL RELATIONSHIP PLAN

1" = 50'-0"

**SENN WAY
 RESIDENCE**

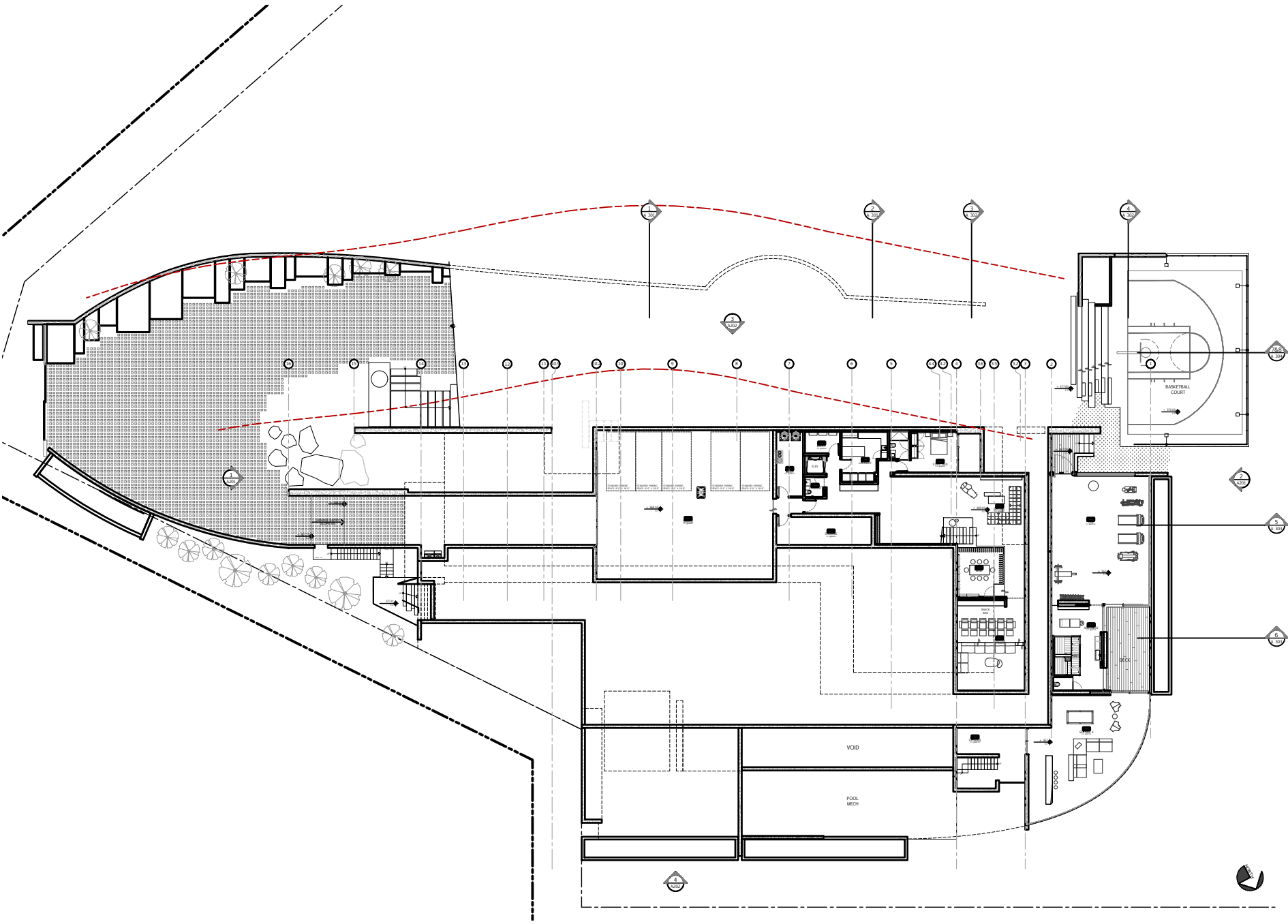
7792 SENN WAY
 LA JOLLA, CA 92037

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 LJS/PDAB 09.20.23

SCALE: AS NOTED

AS 103

FLOOR LEVELS
 RELATIONSHIP
 SITE PLAN



1 BASEMENT & WELLNESS FLOOR PLAN

1" = 40'-0"

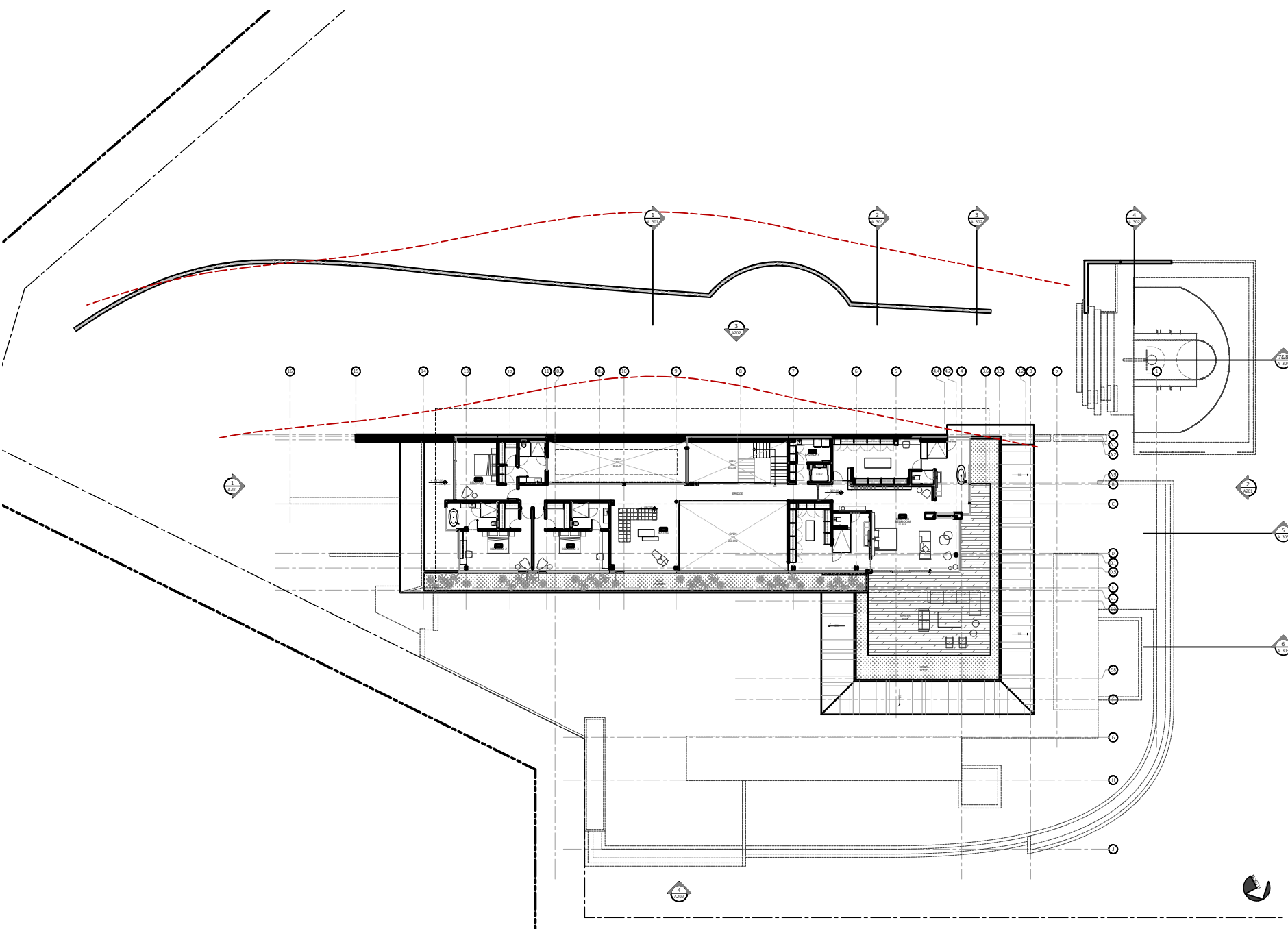
**SENN WAY
 RESIDENCE**
 7792 SENN WAY
 LA JOLLA, CA 92037

SUBMITAL	DATE
LJSPDAB	09.20.23

SCALE: AS NOTED

A 101

BASEMENT
 FLOOR PLAN



1 SECOND FLOOR PLAN

1" = 40'-0"

**SENN WAY
 RESIDENCE**

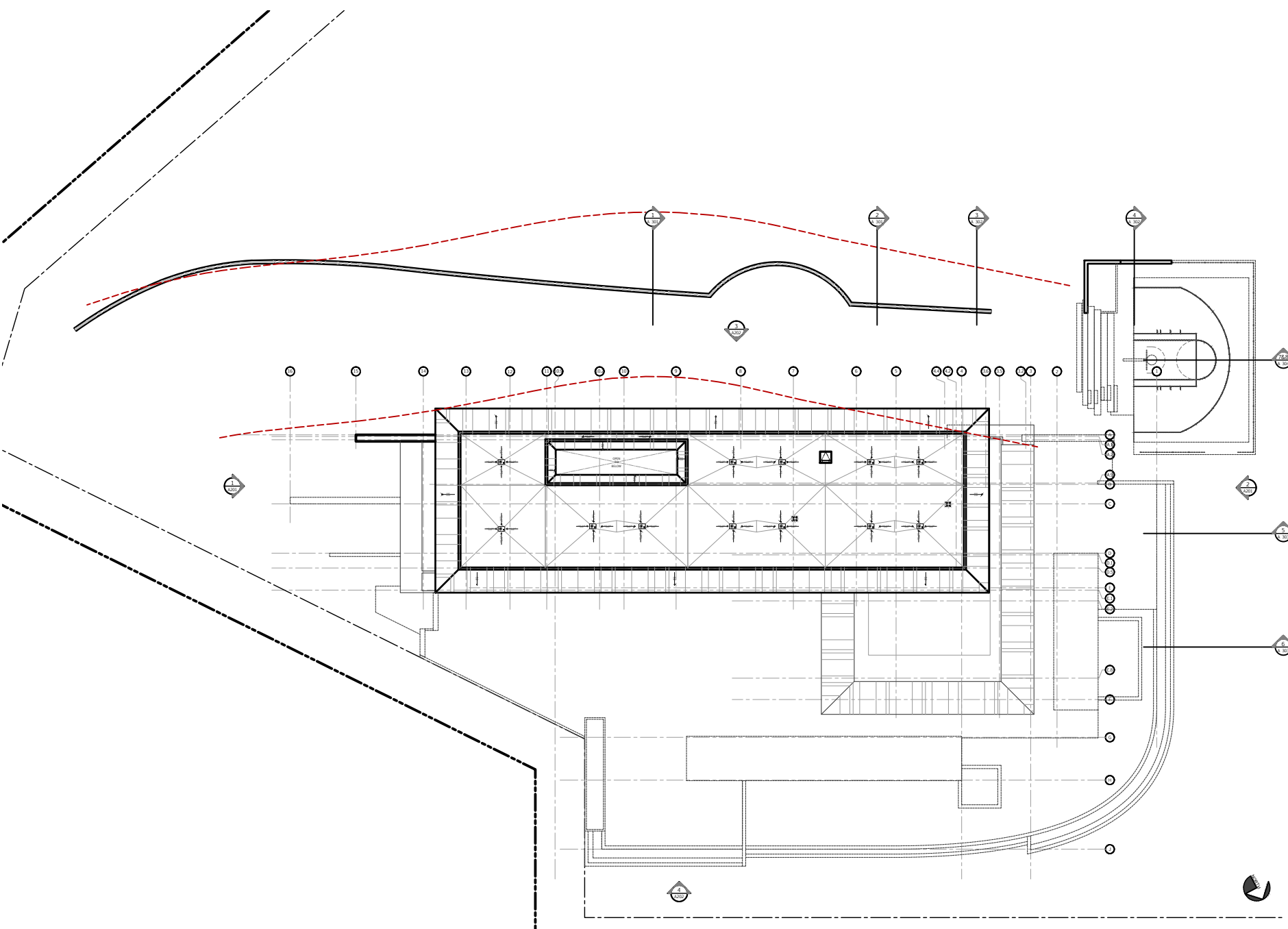
7792 SENN WAY
 LA JOLLA, CA 92037

SUBMITAL	DATE
LJSPDAB	09.20.23

SCALE: AS NOTED

A 102

SECOND FLOOR PLAN



1 ROOF PLAN

1" = 40'-0"

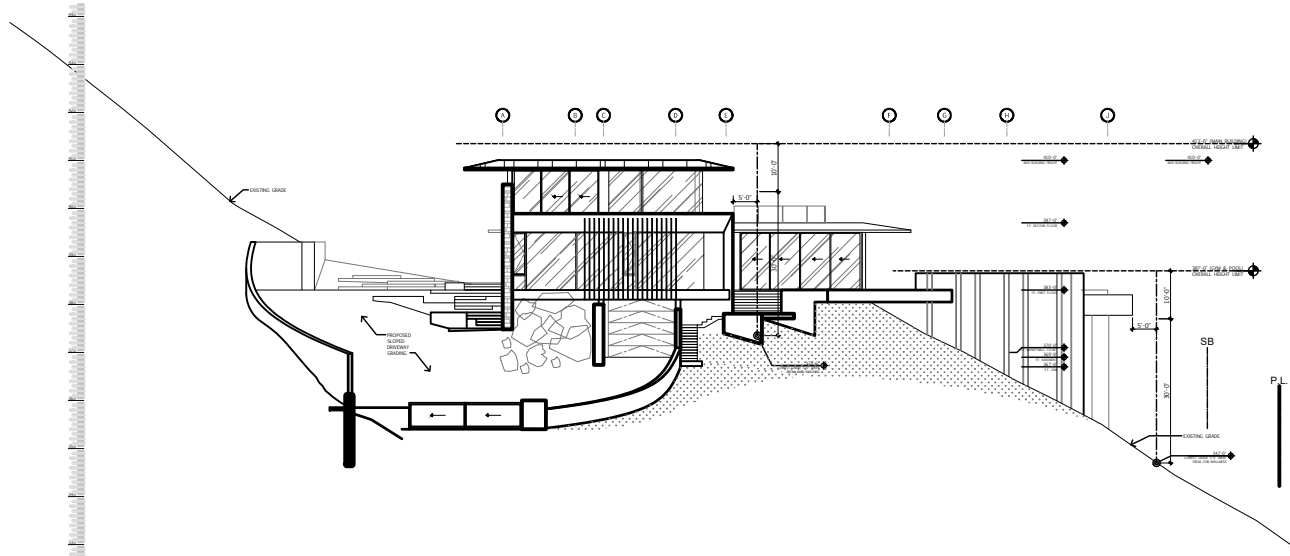
**SENN WAY
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 LA JOLLA, CA 92037

SUBMITAL	DATE
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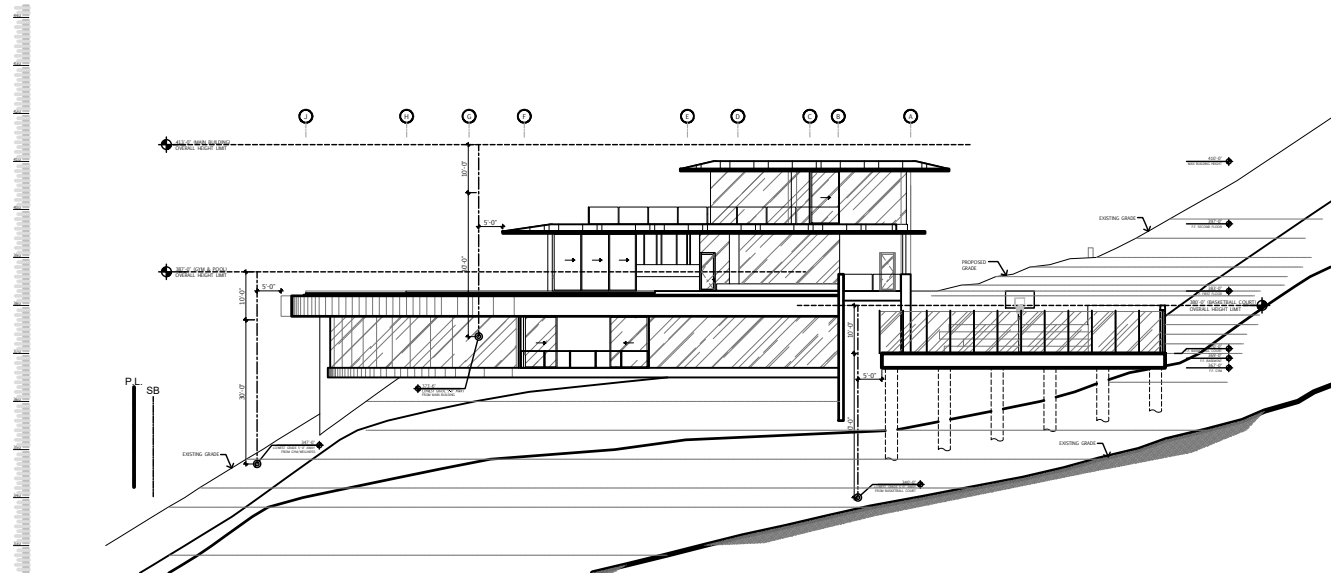
A 104

ROOF
 PLAN



1 EXTERIOR ELEVATION - EAST

1" = 40'-0"



2 EXTERIOR ELEVATION - WEST

1" = 40'-0"

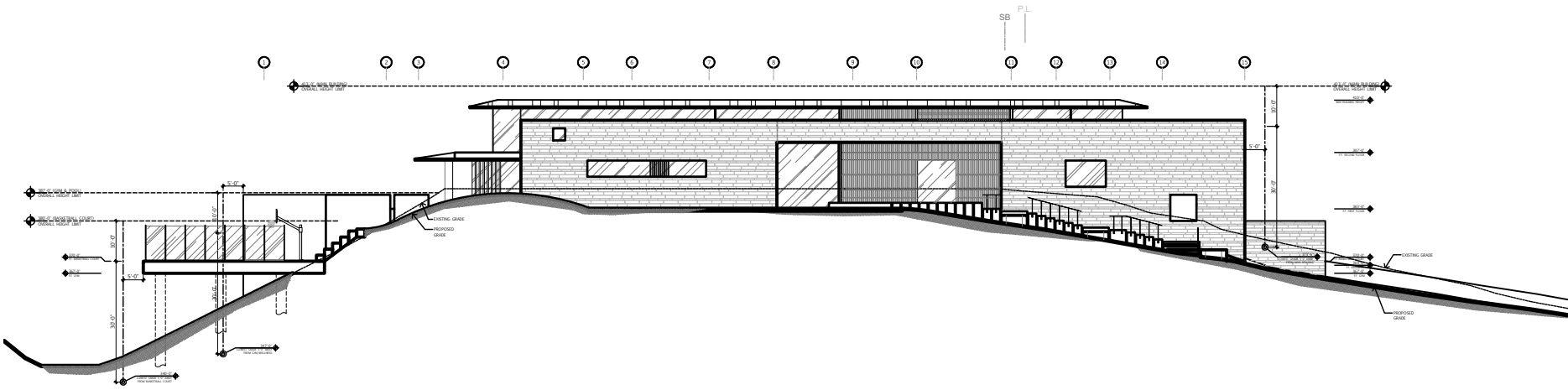
**SENN WAY
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SUBMITAL DATE
 LJSPDAB 09.20.23

SCALE: AS NOTED

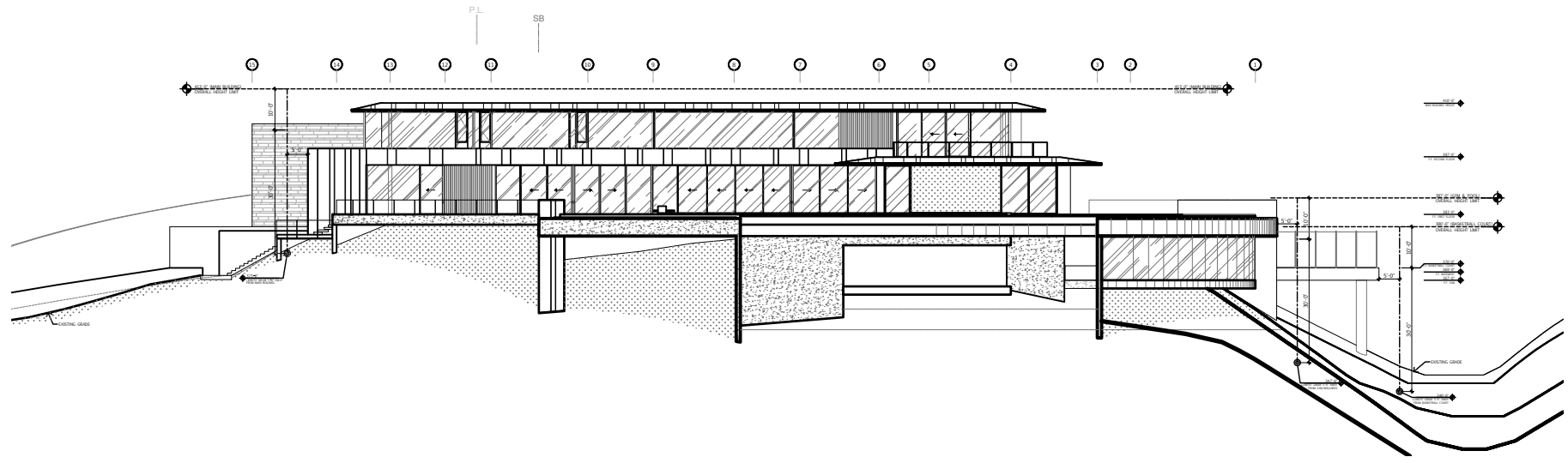
A 201

EXTERIOR
 ELEVATIONS



3 EXTERIOR ELEVATION - SOUTH

1" = 40'-0"



4 EXTERIOR ELEVATION - NORTH

1" = 40'-0"

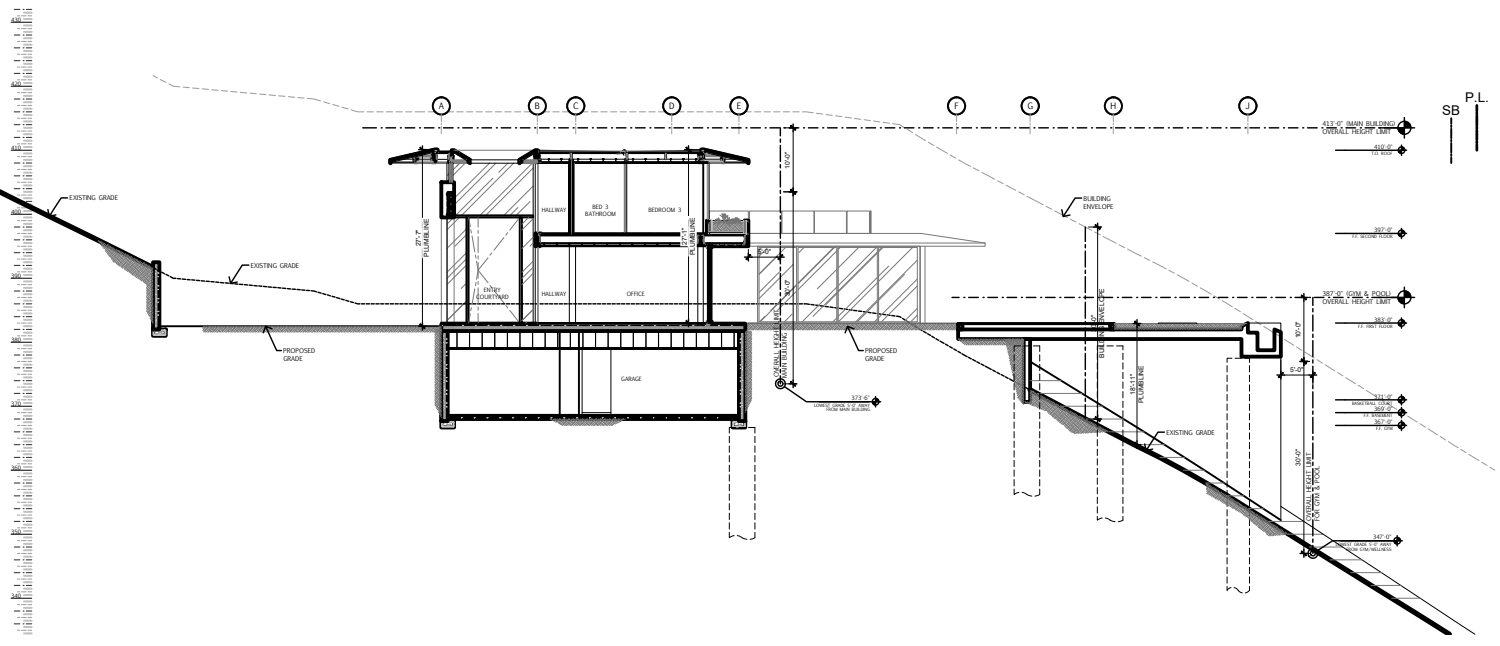
**SENN WAY
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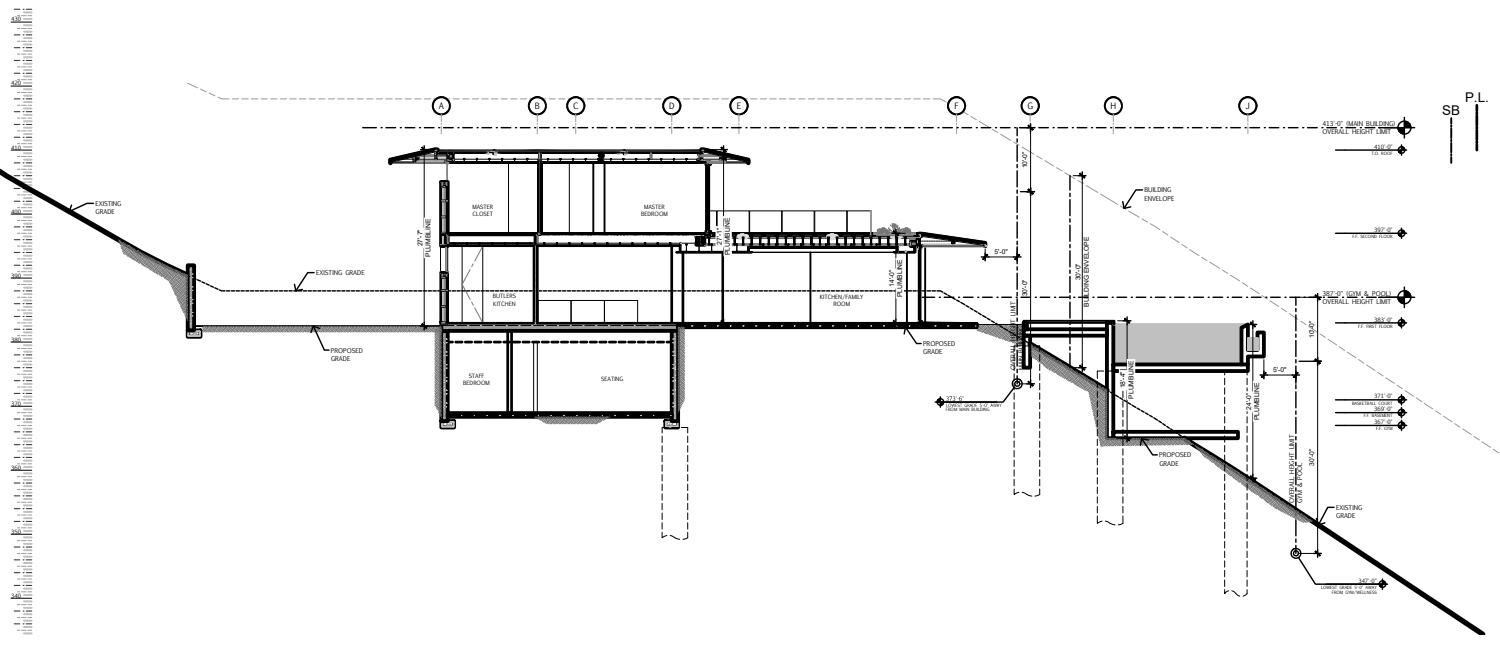
SCALE: AS NOTED

A 202

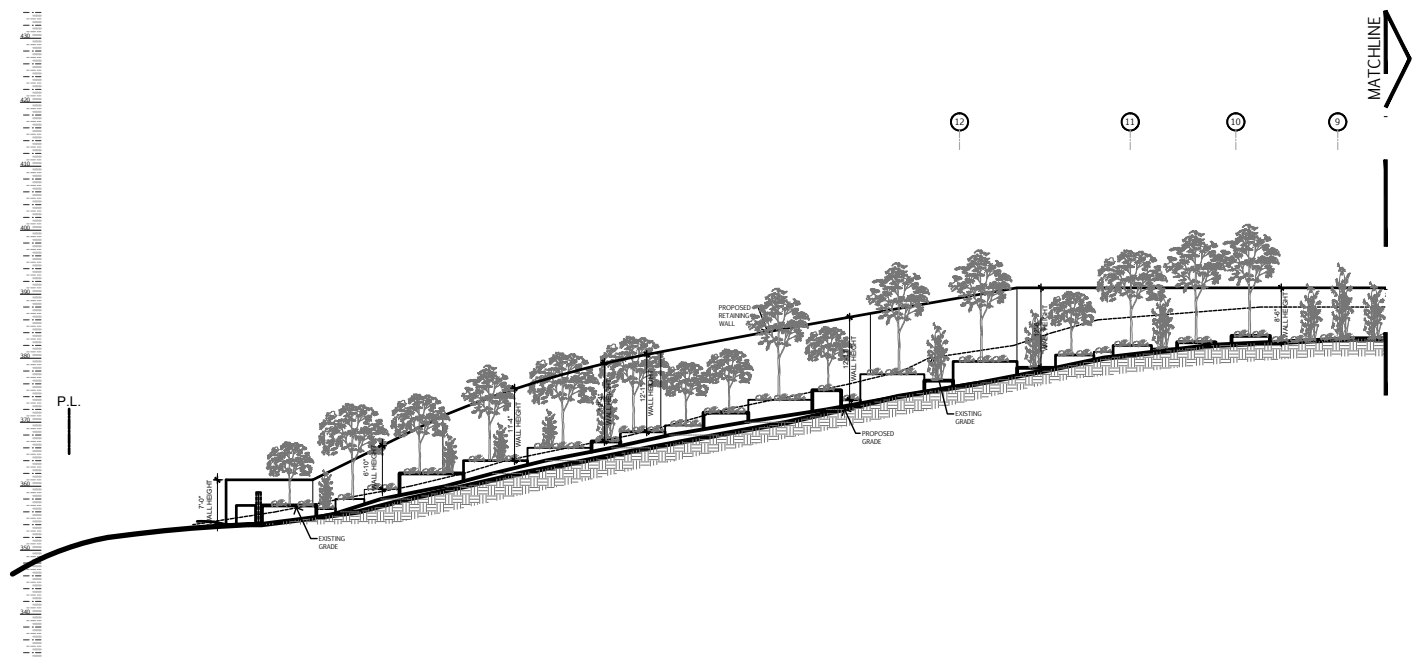
EXTERIOR
 ELEVATIONS



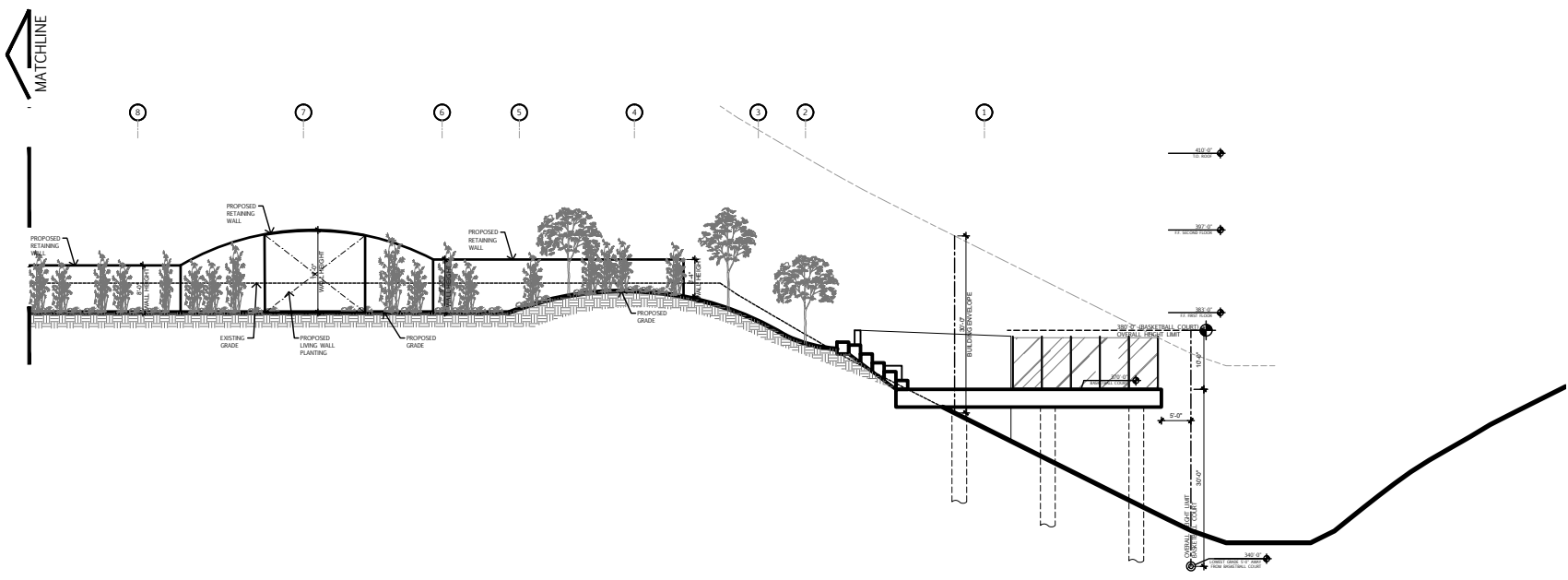
1 BUILDING SECTION 1" = 30'-0"



2 BUILDING SECTION 1" = 30'-0"



7 DRIVEWAY / MOTOR COURT SECTION 1" = 30'-0"



8 DRIVEWAY / MOTOR COURT SECTION 1" = 30'-0"

**SENN WAY
 RESIDENCE**
 7792 SENN WAY
 LA JOLLA, CA 92037

SUBMITAL DATE
 LJS/PDAB 09.20.23

SCALE: AS NOTED
A 304

BUILDING
 SECTIONS



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