



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, September 18th, 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 August 21st, 2017.
4. PUBLIC COMMENT
5. PROJECT REVIEW:

Action Items		
A	Project	PTS 556536 – Greenberg Residence SDP/CDP
	Location	8276 Paseo De Ocaso APN: 346-180-1100
	Description	Proposal to demolish an existing 2,069 sf one-story single family residence and construct a new 4,539 sf single-family residence with a new two car garage, roof deck, and roof-mounted photo-voltaic system on an existing 5,250 sf lot. <i>See ATTACHMENT 1 for additional details.</i>
	Applicant/ Project Contact	Michael Morton, michael@marengomortonarchitects.com (858) 459-3769
B	Project	PTS 568083 – Shteremberg Residence CDP
	Location	8631 Del Oro Court APN: 346-180-1300
	Description	Proposal to demolish an existing single-story 2,875 sf residence and construct a new 5,259 sf residence with 5 bedrooms, 6 bathrooms, 3-car garage, a pool and spa with pool bath, and 400 sf roof deck on an existing 20,038 sf lot. <i>See ATTACHMENT 2 for additional details.</i>
	Applicant/P Project Contact	Carlos Wellman, carlos@thelotent.com (858) 442-8009

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.

6. NEXT SCHEDULED MEETING: October 16, 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

ATTACHMENT 2: Greenberg Residence

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 4,539 square feet with a new two car garage. 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 4,539 Square Feet - .86.5 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'-3" 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 - ADP & SDP #556536
- Project name - **Greenberg Residence**
- **8276 Paseo De Ocaso,**
- **La Jolla, California, 92037**
- **APN – 346-180-11-00**
- Project contact - **Michael Morton AIA**
- **Marengo Morton Architects**
- **7724 Girard Avenue, Suite 200**
- **La Jolla, CA 92037**
- **Telephone: (858) 459-3769**
- Project description, plus - 5
- **Demolish existing 2,069 square foot one story single family residence. Build a new two story single family residence of 4,539 square feet with a new two car garage. 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 4,539 Square Feet - .86.5 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'-3" at top of chimney**

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 compatible with the current and future community character of La Jolla Shores. We have contact 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

Greenberg Residence

8276 Paseo Del Ocaso, La Jolla, CA 92037

PROJECT SUMMARY

Zoning	Site Requirement	Allowed / Required		Proposed		Percentage/ Conforms
Zone	LJSPD-SF	Single Family		Single Family Conforms		Conforms
Overlay Zone	Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non appealable area-2, Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking					
Area of Site		5,000	SF	5,250	SF	Conforms
Number of Units		1		1		Conforms
Number of Story's		2		2		Conforms
Allowable Coverage	60%	3,150	SF	2,534	SF	48%
Allowable FAR	No Limit*	5,250	SF	4,539	SF	86%
Allowable Landscape Coverage	30%	1,575	SF	1,817	SF	35%
Parking						
Number of Parking Spaces		2		2		9' x 18'-0" Conforms
Number of Standard Parking Spaces		2		2		9' x 18'-0" Conforms
Number of Guest Spaces	In Driveway	0		2		9' x 18'-0" Conforms
Driveway Length to Sidewalk		20'-0"		20'-0"		Conforms
Number of Bicycle Parking		0		2		Conforms
Unit Size						
First Floor Area - 2 Bedrooms / Den		3,150	SF	1,787	SF	Conforms
Second Floor Area - 2 Bedrooms	No Limit		SF	2,344	SF	Conforms
Garage Area - 2 Cars		400	SF	407	SF	Conforms
Basement Area - 1 Bedroom	No Limit		SF	753	SF	Conforms
First Floor Terrace Area:	No Limit		SF	303	SF	Conforms
Second Floor Balcony Area:	No Limit		SF	330	SF	Conforms
Roof Deck Area:	No Limit		SF	336	SF	Conforms
Building Height - 2 Story Portion		30'-0"		29'-4"		Conforms
Setbacks						
Front Yard (Paseo Del Ocaso)		15'-0" / 17'-0"	Ft.	17'-1" / 22'-0"	Ft.	Conforms
Side Yard - North With Recessed Areas		5'-0"	Ft.	5'-0" / 7'-0"	Ft.	Conforms
Side Yard - With Recessed Areas		5'-0"	Ft.	5'-0" / 6'-4"	Ft.	Conforms
Rear Yard		15'-0" / 17'-0"	Ft.	18'-6"	Ft.	Conforms
Climate Action Plan						
Roof Mounted Photovoltaic Panels	Recommended			12		Conforms
Energy Efficient Lighting - LED	Recommended			All Fixtures LED		Conforms
Low Water Usage Plumbing Fixtures	Recommended			All Low Water Usage		Conforms
Low Water Usage Landscape & Irrigation	Recommended			All Low Water Usage		Conforms

Greenberg Residence Exterior Project Renderings

August 31st, 2017

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

*Note :
THESE RENDERINGS REPRESENT THE OVERALL DESIGN INTENT AND MAY NOT REFLECT THE CURRENT
UPDATED PLANS AND ELEVATIONS . THESE SHOULD ONLY REFERENCED TO FOR GENERAL SITE
CONTEXT AND SCALE .*





View 01

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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**Marengo Morton
Architects**



View 02

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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View 03

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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View 04

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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View 05

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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**Marengo Morton
Architects**



View 06

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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**Marengo Morton
Architects**



View 07

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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View 08

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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**Marengo Morton
Architects**



View 09

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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View 10

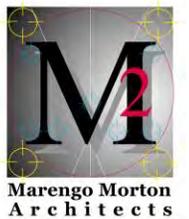
Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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View 11

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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**Marengo Morton
Architects**



View 12

Greenberg Residence

8276 Paseo Del Ocaso

La Jolla, CA 92037

Michael Morton AIA

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**Marengo Morton
Architects**

Pangilinan, Marlon

To: Carlos Wellman
Subject: RE: 8361 Del Oro Ct. La Jolla Submittal

From: Carlos Wellman [mailto:carlos@thelotent.com]
Sent: Thursday, September 14, 2017 10:16 AM
To: Pangilinan, Marlon <MPangilinan@sandiego.gov>
Cc: Enrique Ramirez <CWellman@SunroadEnterprises.com>
Subject: RE: 8361 Del Oro Ct. La Jolla Submittal

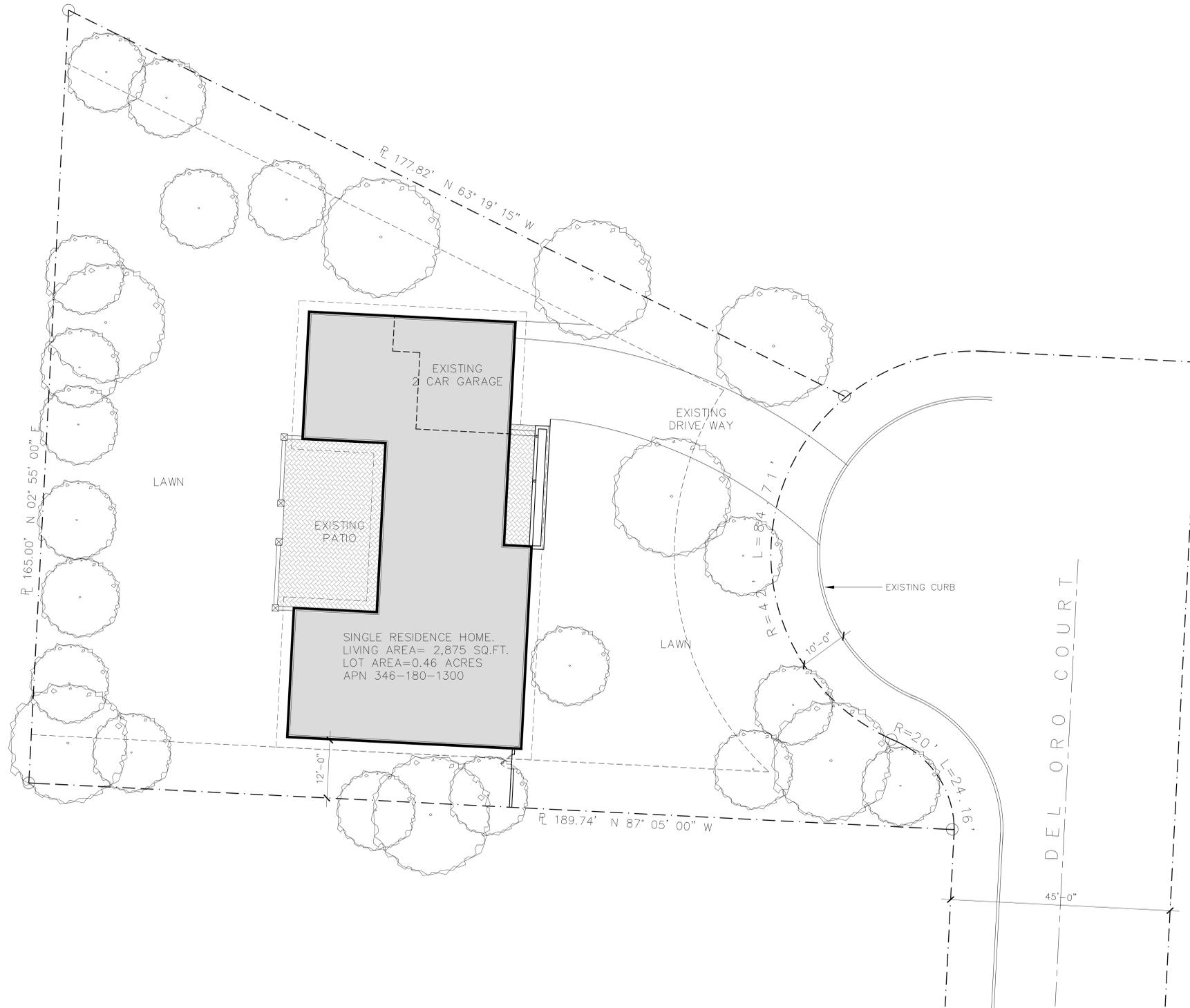
Hello Marlon below is the information for our project.

We would like to present our project as an action item:

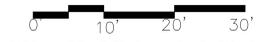
- Project name Shteremberg Residence
- Owners: Carlos and Perla Shteremberg
- 8361 Del Oro Court. APN 346-180-130
- PTS #568083
- Project contact Carlos Wellman Alta Design 858 4428009, Carlos@thelotent.com
- Project description:
- Demolish an existing Single story 2875 sqft home and replace it with a single story 5259 sqft home with: 5 bedrooms, 6 bathrooms, 3 car garage, a pool and spa with an additional pool bath.
- - lot size: 0.46 acres
 - existing structure 2,875 square feet. Current FAR is 0.14
 - proposed structure 5,259 square feet. Proposed FAR is 0.26
 - existing and proposed setbacks on all sides 10 side and 20 front. To remain
 - height if greater than 1-story (above ground) Single Story max height no to exceed 20'
- Project aspect(s) that the applicant team is seeking Trustee direction on: The character of the home is contemporary and fits the neighborhood design criteria for bulk and scale.

Please let me know if you need anything else from me.

Thanks,
Carlos Wellman
858 4428009
AltaByDesign.com
TheLOTent.com



1 EXISTING SITE PLAN
SCALE: 1"=10'-0"



DISCLAIMER: SITE PLAN DIMENSIONS AREA APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSE ONLY



CUSTOM HOME REMODEL

8361 DEL ORO CT.
 LA JOLLA, CA. 92037

Sheet Title:
 EXISTING SITE PLAN

Original Date
 07/14/17 OWNERS REVIEW

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Drawn:

E. R.

Checked:

C. Wellman

Consultants

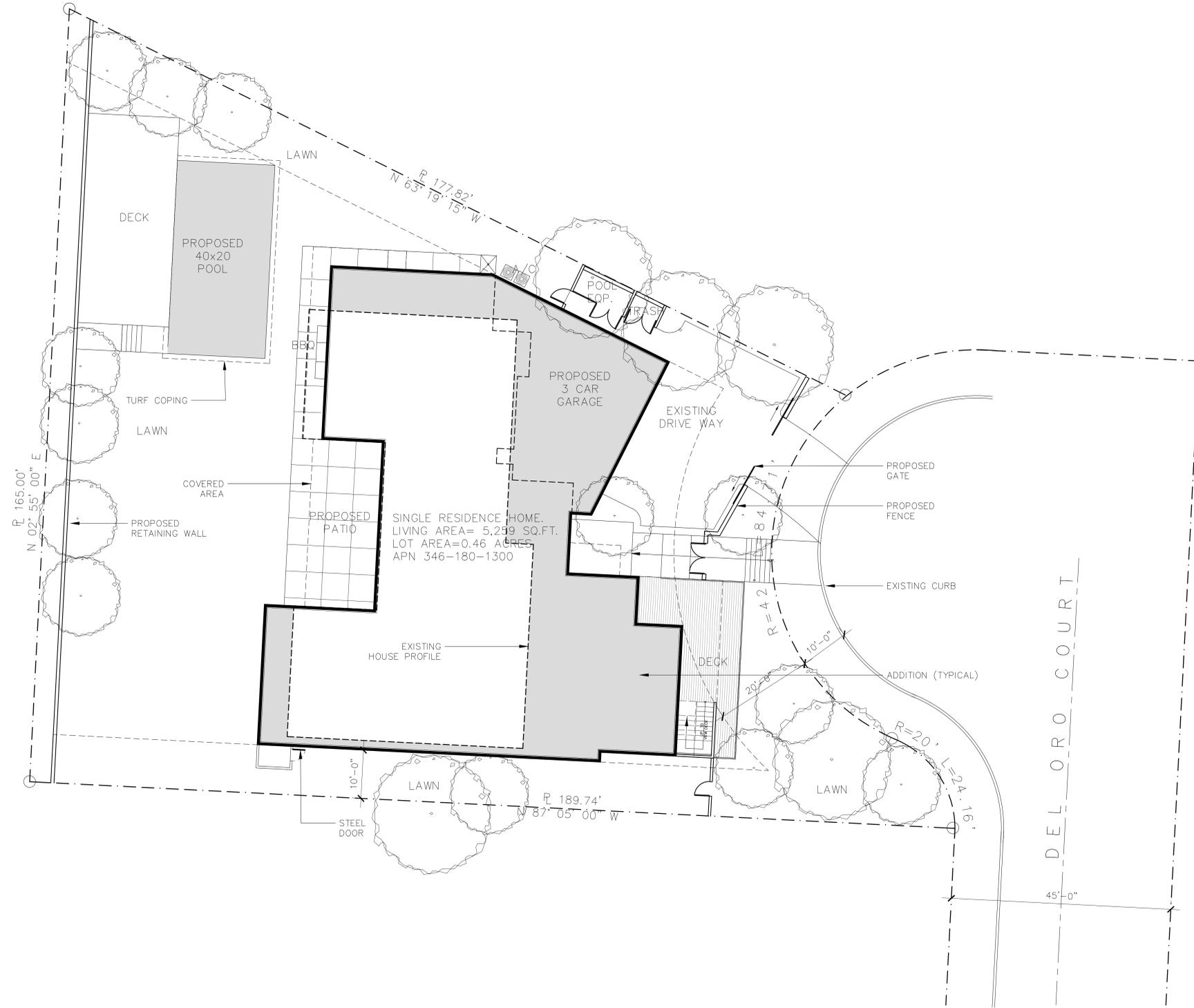


4445 Eastgate Mall Suite 400
 San Diego, California 92121
 T: 858-362-8500

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A01.2

02 of 16



SINGLE RESIDENCE HOME.
LIVING AREA= 5,259 SQ.FT.
LOT AREA=0.46 ACRES
APN 346-180-1300

1 PROPOSED SITE PLAN
SCALE: 1"=10'-0" OPTION-B



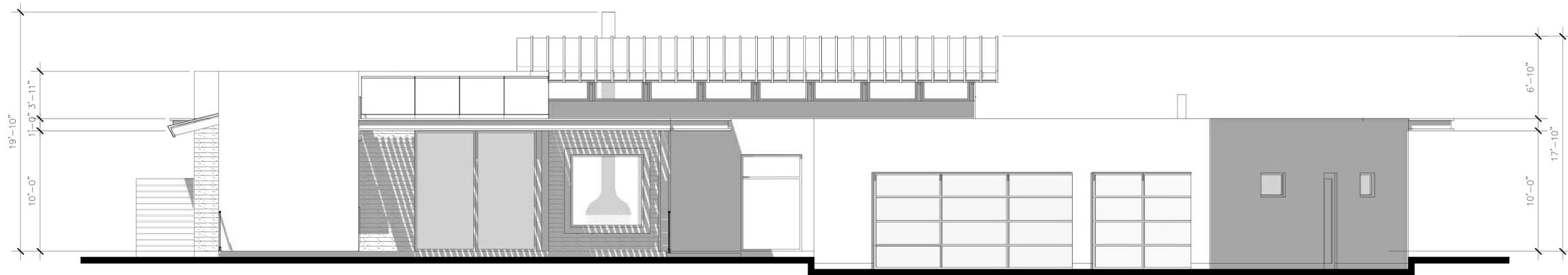
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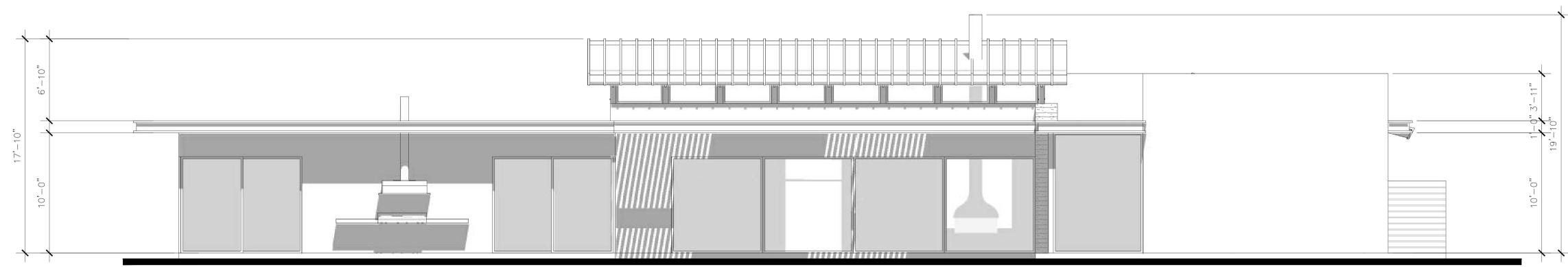
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Sheet Title: PROPOSED SITE PLAN OPTION-B

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1 WEST ELEVATION
SCALE: 1/4"=1'-0"
0 2 4 8 16'



2 EAST ELEVATION
SCALE: 1/4"=1'-0"
0 2 4 8 16'

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Drawn:	E. R.
Checked:	C. Wellman

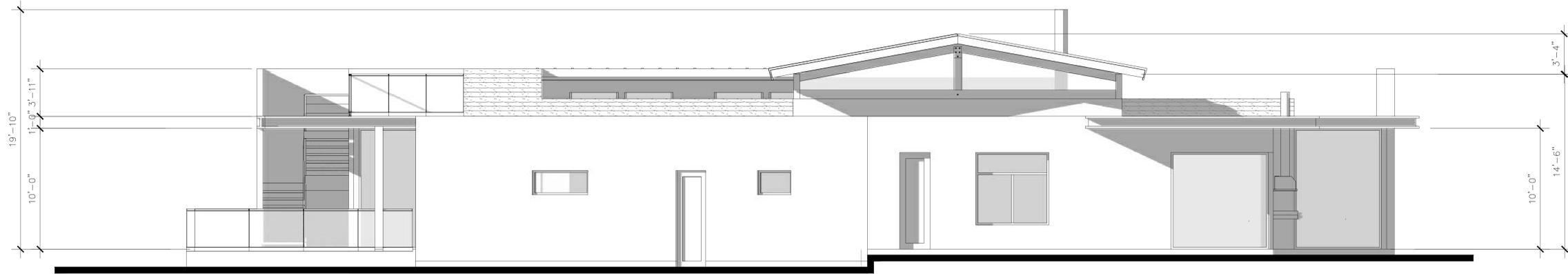
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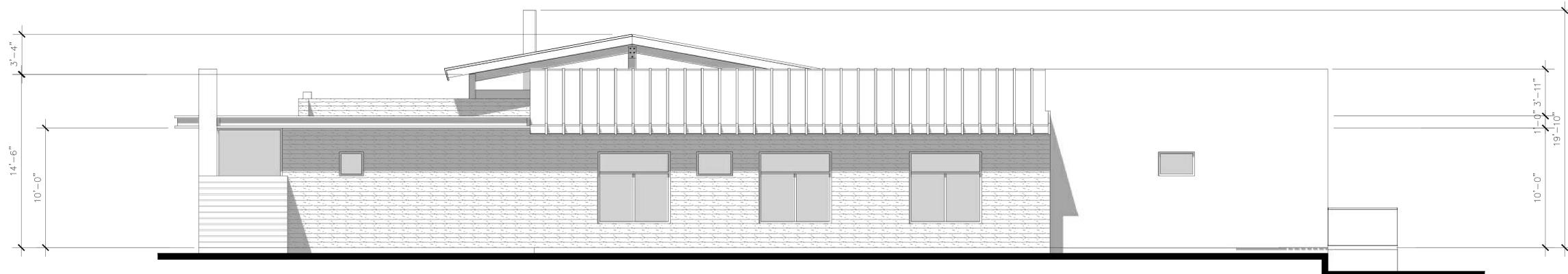
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Sheet Title:
EXTERIOR ELEVATIONS

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3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"
0 2 4 8 16'



4 EAST ELEVATION
SCALE: 1/4"=1'-0"
0 2 4 8 16'

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Drawn:	E. R.
Checked:	C. Wellman

Original Date	07/14/17 OWNERS REVIEW
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CUSTOM HOME REMODEL
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LA JOLLA, CA. 92037
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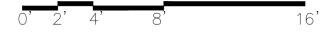
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1 WEST ELEVATION
SCALE: 1/4"=1'-0"



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



Consultants

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 E. R.
 Checked:
 C. Wellman

Original Date
 07/14/17 OWNERS REVIEW

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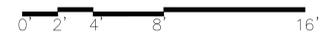
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CUSTOM HOME REMODEL
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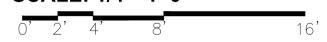
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3 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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ALTA
 DESIGN/DEVELOPMENT

4445 Eastgate Mall Suite 400
 San Diego, California 92121
 T: 858-362-8500

Consultants

Scale:	As Shown
Drawn:	E. R.
Checked:	C. Wellman

Original Date	07/14/17 OWNERS REVIEW														
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CUSTOM HOME REMODEL
 8361 DEL ORO CT.
 LA JOLLA, CA. 92037

Sheet Title:
 COLORED EXTERIOR ELEVATIONS

A04.4

12 of 16



3 EXTERIOR RENDER
SCALE: NTS



1 EXTERIOR RENDER
SCALE: NTS



4 EXTERIOR RENDER
SCALE: NTS



2 EXTERIOR RENDER
SCALE: NTS

NO PLANS REPRESENTED BY THIS DRAWING SET

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Drawn:	E. R.
Checked:	C. Wellman

Original Date	07/14/17 OWNERS REVIEW
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Sheet Title:
EXTERIOR RENDERS

DESIGN AND PLANS REPRESENTED BY THIS DRAWING SET ARE OWNED



7 EXTERIOR RENDER
SCALE: NTS



5 EXTERIOR RENDER
SCALE: NTS



8 EXTERIOR RENDER
SCALE: NTS



6 EXTERIOR RENDER
SCALE: NTS

DESIGN AND PLANS REPRESENTED BY THIS DRAWING ARE OWNED BY ALTA.

Scale:	As Shown
Drawn:	E. R.
Checked:	C. Wellman

Original Date	07/14/17 OWNERS REVIEW
Revisions:	

01	
02	
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CUSTOM HOME REMODEL
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