

**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):
PRJ-1111376
- Address and APN(s):
**8425 Avenida de las Ondas, La Jolla, CA 92037
346-132-08-00**
- Project contact name, phone, e-mail:
**Patrick Vercio, Island Architects
(858) 459-9291
pvercio@islandarch.com**
- Project description:
Demolition of existing 3,300 SF single family residence & garage, and construction of a new 6,700 SF (GFA), two-story family residence with garage, pool, and related site improvements.
- 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: **24,764 SF**
 - existing structure square footage and FAR (if applicable): **3,300 SF**
 - proposed square footage and FAR: **6,700 GFA and .27 FAR**
 - existing and proposed setbacks on all sides:
 - **Street Yard: Existing: 27'-6 1/2" Proposed: 44'-3"**
 - Interior Yard: Existing: 15'-6", 12'-11 1/2" Proposed: 20'-9", 7'-0"**
 - Rear Yard: Existing: 56'-9 1/2" Proposed: 45'-0"**
 - height if greater than 1-story (above ground): **30'-0" – Proposed Plumb Line**

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
- The most recent Project Issues Report for the project from the Development Services Department
- Neighborhood Survey Tabulation of Front, side, and rear setbacks.

PLEASE DO NOT PROVIDE THE FOLLOWING:

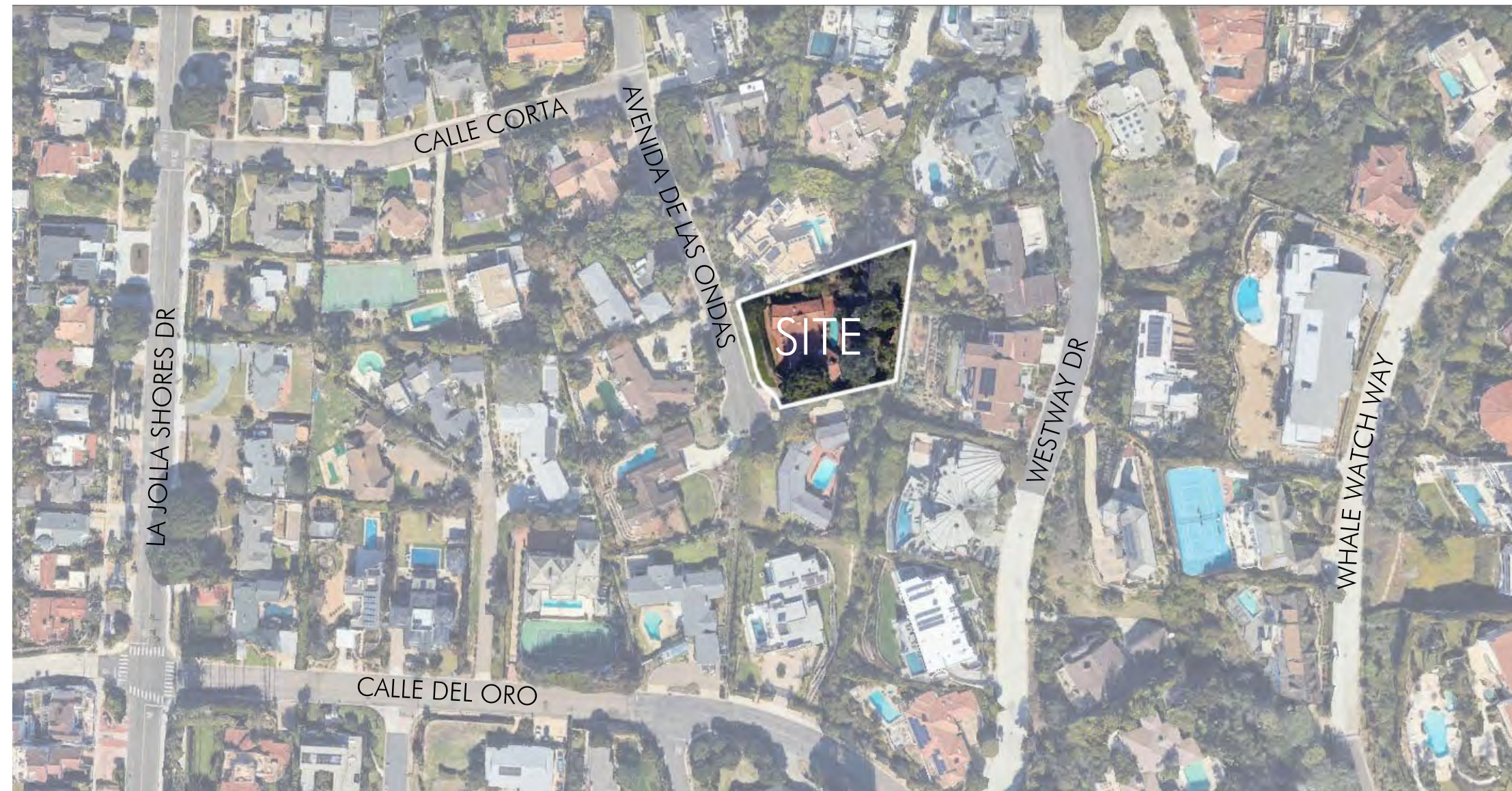
- The complete plan set of the project. Complete plan sets take up a lot of memory to distribute and most of the information is not necessary for the Advisory Board’s review.
- Plans or exhibits of the interior of the project. Interiors are not reviewed by the Advisory Board.
- Personal contact information 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:

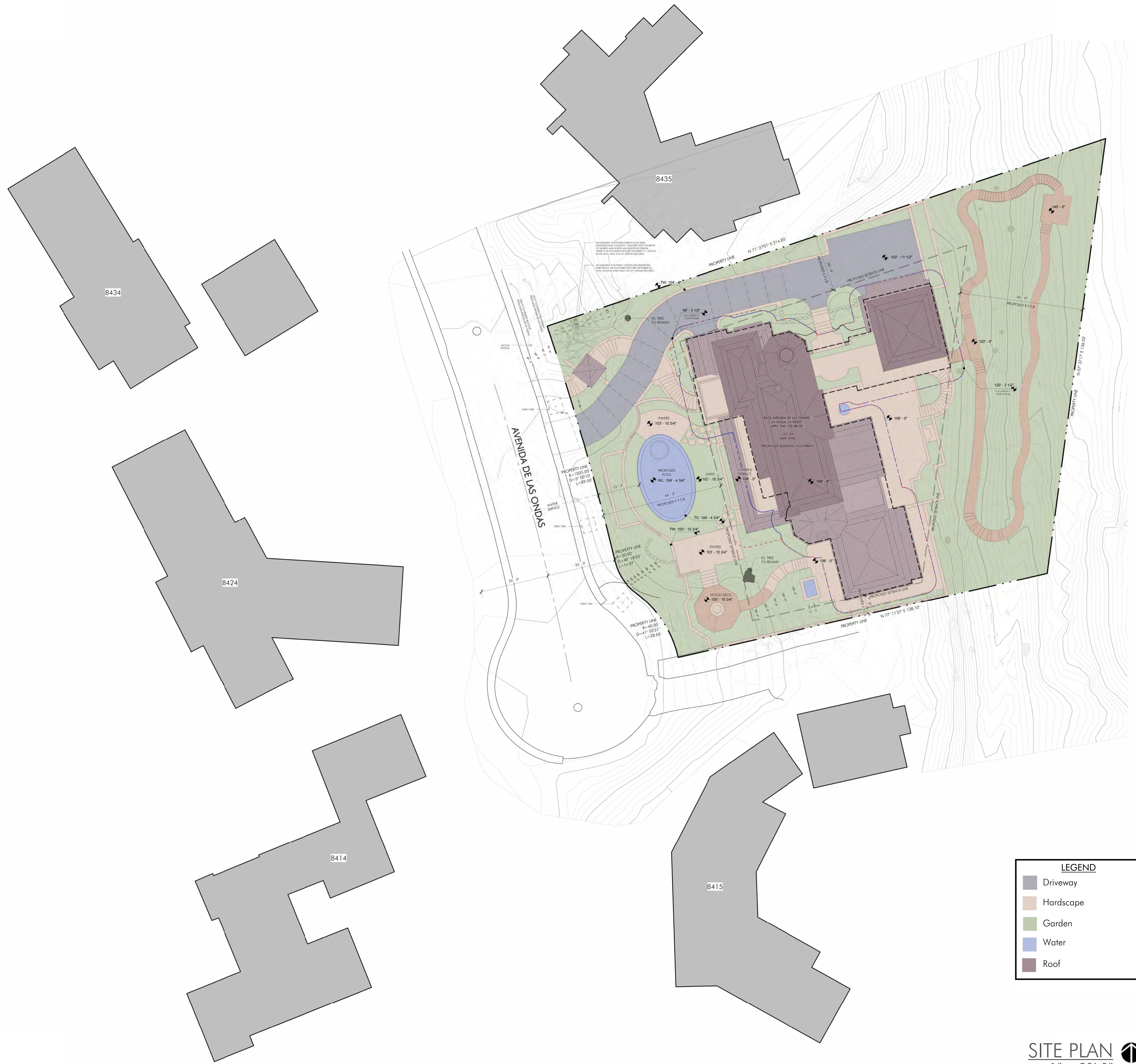
Melissa Garcia, Senior Planner
magarcia@sandiego.gov
 City Planning Department
 619-236-6173



AERIAL MAP OF SITE
NTS



AERIAL VIEW OF SITE

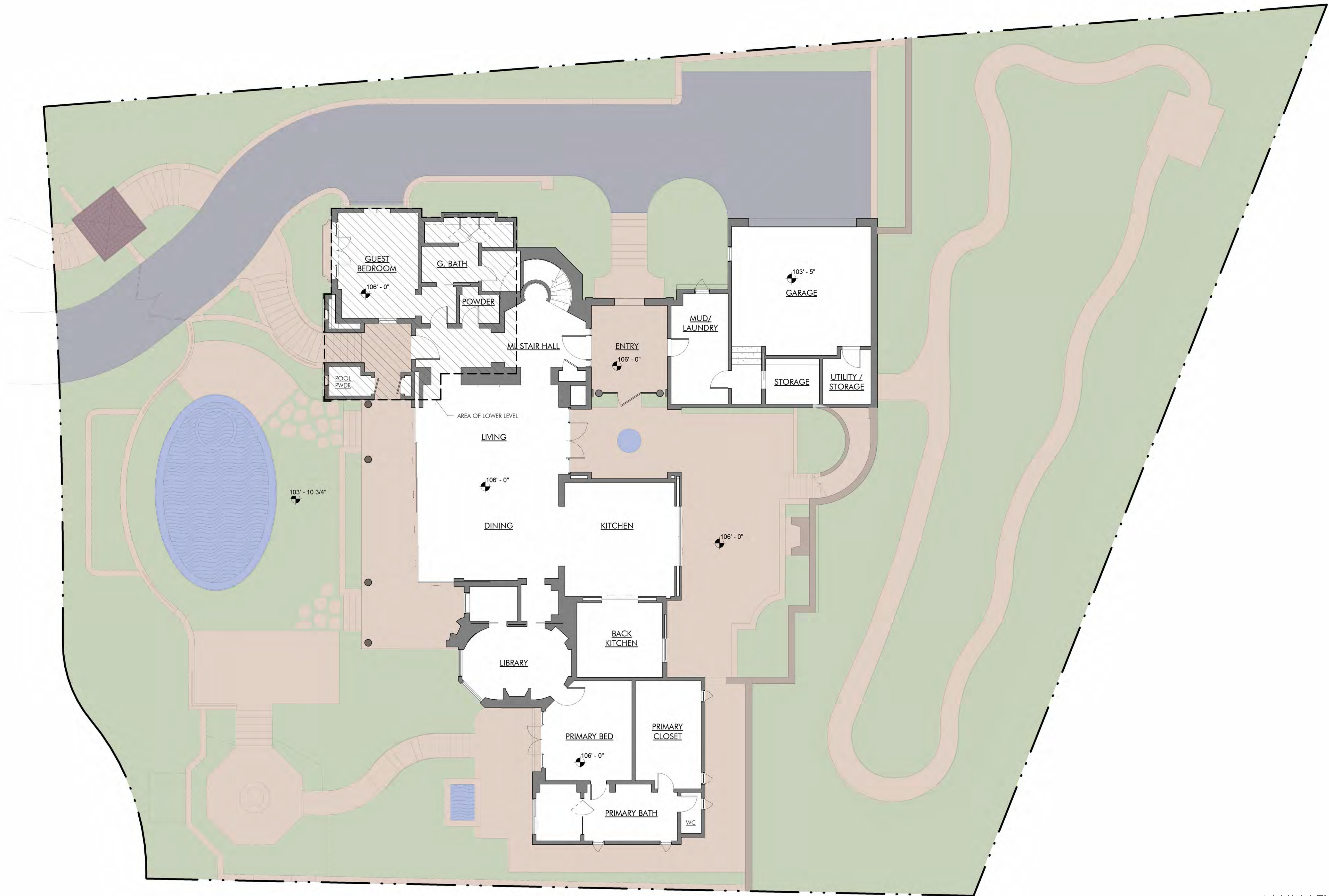


LEGEND	
	Driveway
	Hardscape
	Garden
	Water
	Roof

SITE PLAN
1" = 20'-0"

CLAY RESIDENCE

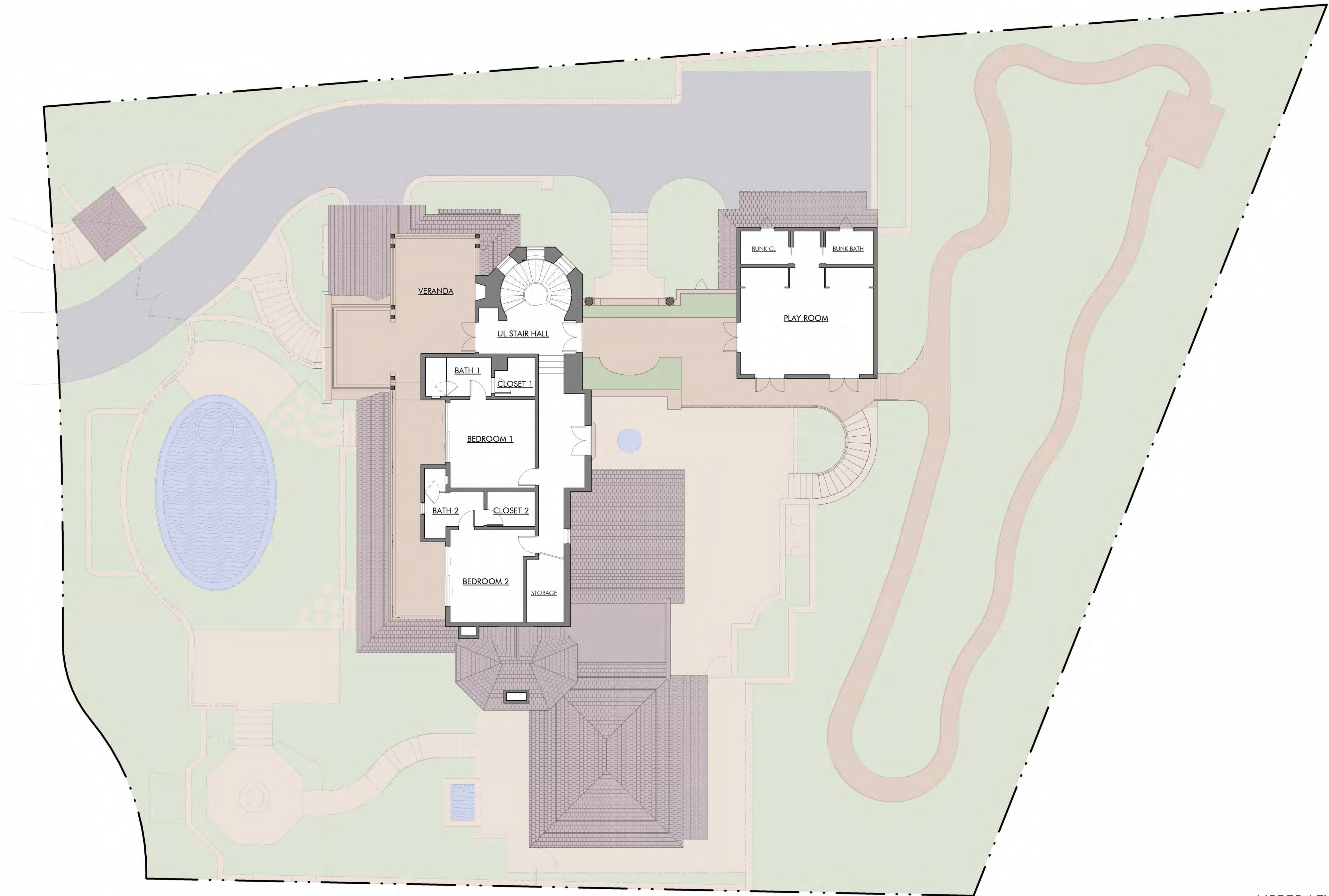
8425 AVENIDA DE LAS ONDAS, LA JOLLA, CA 92037
Date: 03/20/2024



LEGEND	
	Driveway
	Hardscape
	Garden
	Water
	Roof

MAIN LEVEL AREA DIAGRAM

1/8" = 1'-0"



LEGEND	
	Driveway
	Hardscape
	Garden
	Water
	Roof

UPPER LEVEL AREA DIAGRAM
 1/8" = 1'-0"



LEGEND

	Driveway
	Hardscape
	Garden
	Water
	Roof

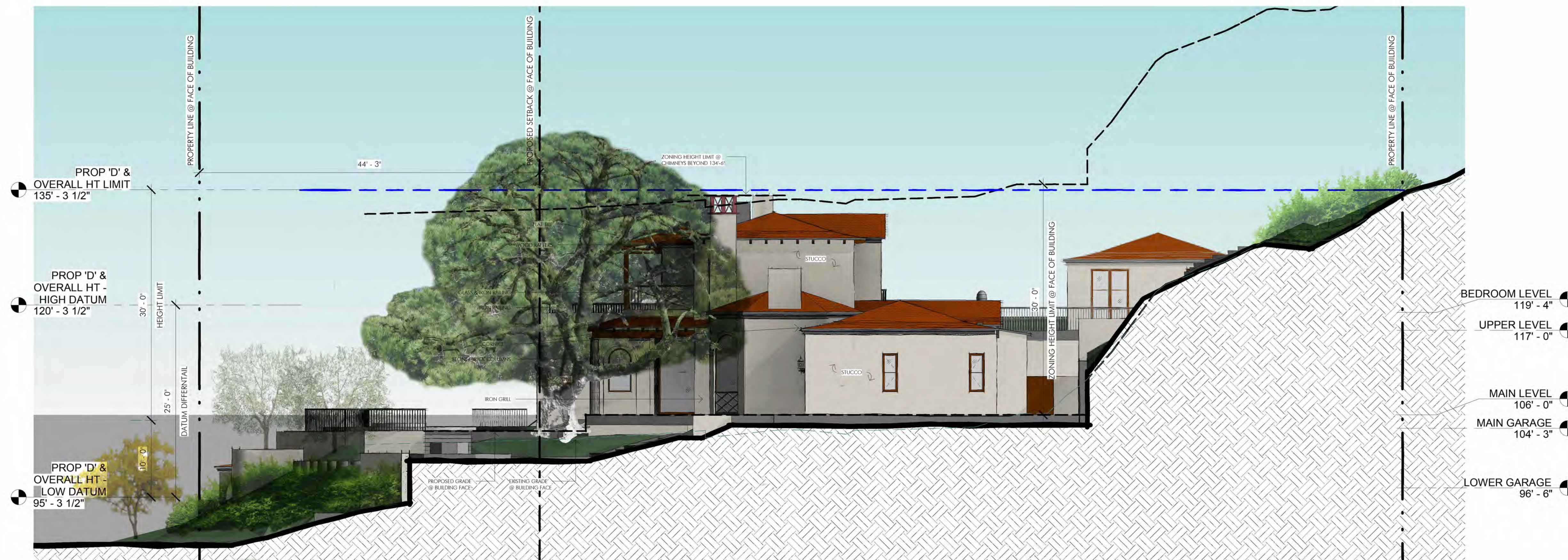
ROOF PLAN
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



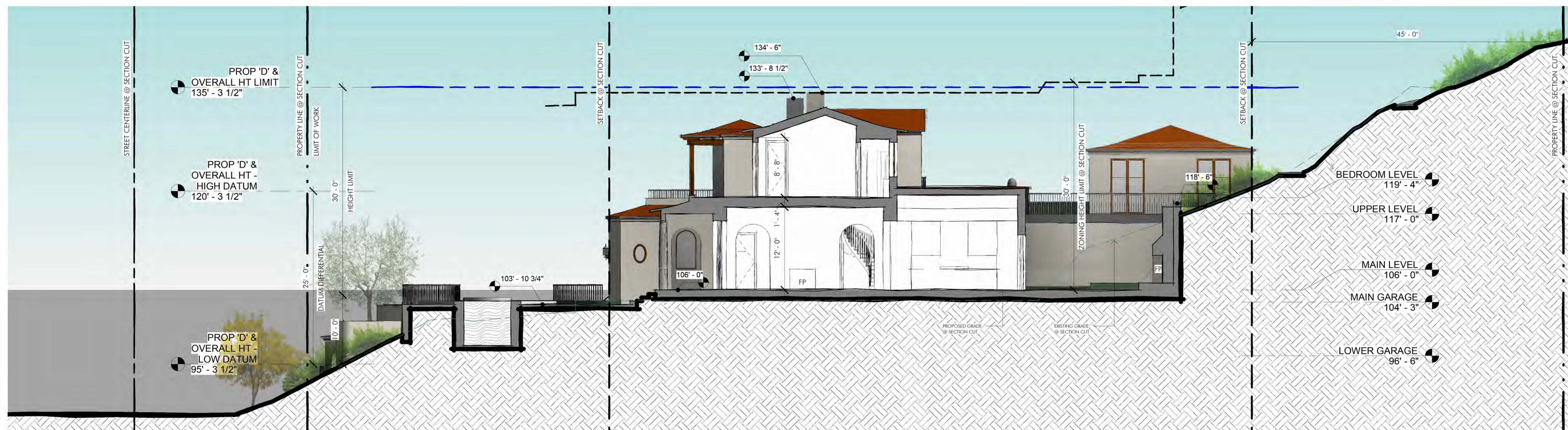
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

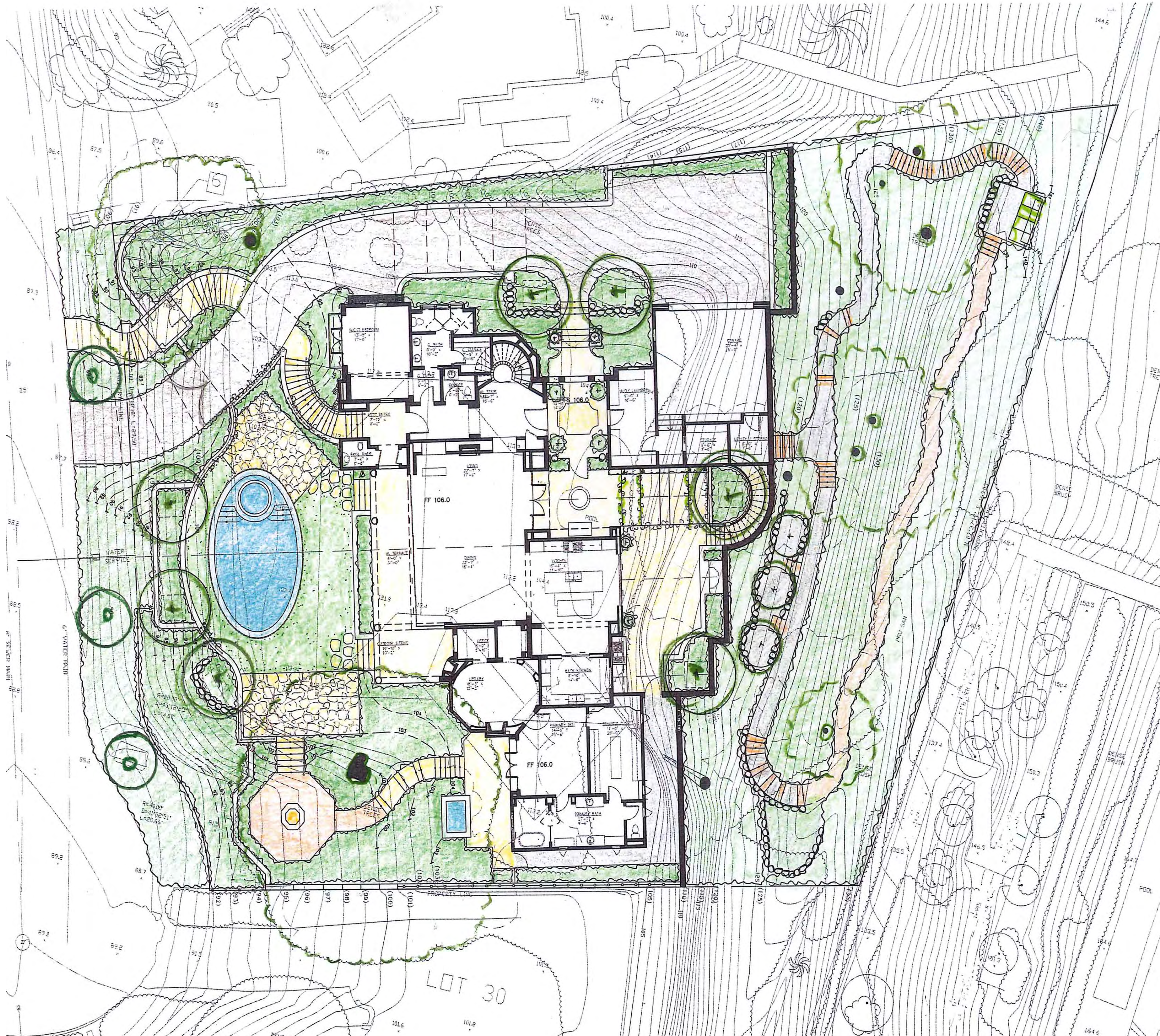


SECTION
 1/8" = 1'-0"



STREET ELEVATION
1/8" = 1'-0"





CA STUDIO
 34202 Sepulveda Avenue
 Capistrano Beach, CA 92624
 pho 949.248.5424
 fax 949.240.9790

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TERESA CLARK LANDSCAPE ARCHITECT

Clay Residence

PROJECT DATA AND COMPLIANCE CHART

RULES/REGULATION	ALLOWED	PROPOSED	STATUS
HEIGHT			
HIGHEST RIDGE	30'-0"	28'-4 1/2"	COMPLIES
HIGHEST POINT (CHIMNEY)	30'-0"	30'-0"	COMPLIES
SETBACKS			
FRONT YARD	N/A	44'-3"	COMPLIES
INTERIOR SIDE YARDS	N/A	20'-9", 7'-0"	COMPLIES
REAR YARD	N/A	45'-0"	COMPLIES
LOT AREA			
BUILDING FOOTPRINT	60% MAX	5,114 SF	21% COMPLIES
LANDSCAPE COVERAGE	30% MIN	12,914 SF	52% COMPLIES
HARDSCAPE COVERAGE	N/A	6,736 SF	27% COMPLIES
SQUARE FOOTAGE			
LOT AREA	N/A	24,764 SF	
LOWER LEVEL - GARAGE/ UTILITY (GFA)	N/A	110 SF	COMPLIES
MAIN LEVEL - GARAGE/ UTILITY (GFA)	N/A	780 SF	COMPLIES
MAIN LEVEL - LIVING AREA (GFA)	N/A	3,855 SF	COMPLIES
UPPER LEVEL - LIVING AREA (GFA)	N/A	1,955 SF	COMPLIES
TOTAL GROSS FLOOR AREA	.45 FAR	6,700 SF	0.27 FAR COMPLIES
CHARACTER			
DESIGN STYLE	MODERN MONETRY WITH ECLECTIC INFLUENCES		COMPLIES
MATERIALS	STUCCO, TERRACOTTA TILE, WOOD		COMPLIES
FORM	ARTICULATED FACADES AND SLOPED ROOFLINES		COMPLIES
RELATIONSHIP	MASSING AND SETBACKS CONFORM WITH VICINITY		COMPLIES
LANDSCAPE	INTEGRATED, NATURALISTIC LANDSCAPE		COMPLIES
QUALITY	HONEST USE OF GOOD QUALITY MATERIALS		COMPLIES



EXISTING STREET PERSPECTIVE



PROPOSED STREET PERSPECTIVE