

La Jolla Shores Planned District Advisory Board (LJSPDAB) Online Virtual Meeting

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 and Project Name (only submitted projects can be heard as action items):
PTS-0702103
- Address and APN(s):
2201 CAMINO DEL COLLADO
APN : 342-082-18-00
- Project contact name, phone, e-mail:
A.J. REMEN
BENNETT & REMEN ARCHITECTS
(858) 454-4555
aremen@balajolla.com
- Project description:
Renovation to existing two-story single family residence, to add 530SF to an existing 4,587SF home. The reconfiguration of the second floor includes new addition over garage, re-framing of roof area, roof deck, and new covered porches.
- 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: **7,652 SF**
 - existing structure square footage and FAR (if applicable): **4,587 SF ~ 0.59 FAR**
 - proposed square footage and FAR: **5,117 SF ~ 0.67 FAR**
 - existing and proposed setbacks on all sides:
 - Existing setback to property line along La Jolla Shores Drive is 19 ft.**
New addition over garage observes this, and massing would be over 20 feet from property line.
 - Existing setback to property line along Camino del Collado is 8 ft.**
Reframed portions of second floor observes this, with covered porches reducing 'massing'
 - Existing south side yard setback is 5 ft.**
New addition over garage observes this, and massing would be 8 feet from property line.
 - Existing west side yard setback is 9 feet.**
Reframed portions of second floor observes this

- o height if greater than 1-story (above ground):
Existing two story portion of home has highest ridge of approximately 22 feet- 3 inches. Proposed additions would have ridge at 26 feet – 6 inches.

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 Trustees 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:
 - o lot size: _____
 - o existing structure square footage and FAR (if applicable): _____
 - o proposed square footage and FAR: _____
 - o existing and proposed setbacks on all sides: _____
 - o 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

Meeting Presentation – updated 8/31/20

Due to COVID-19, the La Jolla Shores Planned District Advisory Group meetings will be conducted as online virtual meetings utilizing the Zoom application. Staff will provide all applicants, as well as the public instructions for logging in and participating in the meeting.

For the meeting, the applicant should provide a concise powerpoint presentation on their project or simply present the exhibits provided for the agenda distribution as their presentation. During the meeting, staff will allow the applicant to become the presenter, so that they may share their screen and run their presentation.

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, Senior Planner
mpangilinan@sandiego.gov
Planning Department
9485 Aero Drive MS 413
San Diego CA 92123
619-235-5293

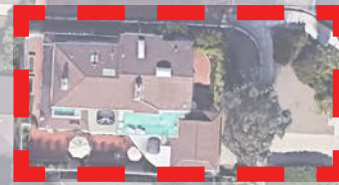


LA JOLLA SHORES BEACH

ATTACHMENT 1: 2201 Camino Del Collado



2201 CAMINO DEL COLLADO



SUBJECT SITE

EL PASEO GRANDE

LA JOLLA SHORES DRIVE

PASEO DEL OCASO

CALLE CORTA

DATE:
6/15/2022

SPEIER RESIDENCE - 2201 Camino del Collado
PRESENTATION - LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

Bennett+ASSOC.

7755 Fay Avenue, Suite C
La Jolla, CA 92037
Architecture
Interior Design

NEIGHBORHOOD BUILDING DATA

SITE ADDRESS	BLDG SQFT WITH 500sqft GARAGE	LOT SIZE (SF)	F.A.R.	STORIES	MINIMUM SIDEYARD SETBACK
LA JOLLA SHORES DR					
8490	1,864	5,500	0.34	2	5 FT
8484	3,522	5,500	0.64	2	5 FT
8480	3,454	5,500	0.63	2	5 FT
8476	3,978	5,500	0.72	2	5 FT
8516	2,066	5,500	0.38	1	5 FT
8508	3,709	5,500	0.67	2	5 FT
8509	4,766	6,900	0.69	2	4 FT
8499	2,035	5,500	0.37	1	5 FT
8497	3,222	5,500	0.59	2	5 FT
8495	1,675	5,500	0.30	1	5 FT
8493	1,612	5,500	0.29	2	5 FT
CAMINO DEL COLLADO					
2201	5,117	7,652	0.67	2	5 FT
2202	2,964	5,591	0.53	2	5 FT
2151	2,042	5,250	0.39	1	5FT
2105	3,016	7,139	0.42	1	5FT
2312	4,202	6,000	0.70	2	4 FT
EL PASEO GRANDE					
8513	6,053	10,373	0.58	2	4 FT
8505	6,372	10,695	0.60	2	4 FT
PASEO DEL OCASO					
8497	2,160	6,667	0.32	2	5 FT

SUBJECT
PROPERTY
(AS PROPOSED)

DATE:
6/15/2022

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LA JOLLA SHORES BEACH

EL PASEO GRANDE

LA JOLLA SHORES DRIVE

PASEO DEL OCASO

CALLE CORTA

8513 EL PASEO
6,053 SF ~ 0.58 FAR

8516 LJ SHORES
2,066 SF ~ 0.38 FAR

8508 LJ SHORES
3,709 SF ~ 0.67 FAR

8509 LJ SHORES
4,766 SF ~ 0.69 FAR

8505 EL PASEO
6,372 SF ~ 0.60 FAR

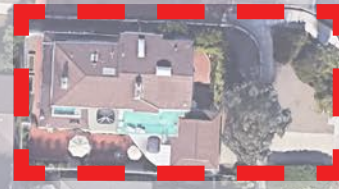
2202 COLLADO
2,964 SF ~ 0.53 FAR

2312 COLLADO
4,202 SF ~ 0.70 FAR

2201 CAMINO DEL COLLADO

2105 COLLADO
3,016 SF ~ 0.42 FAR

2151 COLLADO
2,042 SF ~ 0.39 FAR



8499 LJ SHORES
2,035 SF ~ 0.37 FAR

8497 PASEO OCASO
2,160 SF ~ 0.32 FAR

8490 LJ SHORES
1,864 SF ~ 0.34 FAR

8497 LJ SHORES
3,222 SF ~ 0.59 FAR

8484 LJ SHORES
3,522 SF ~ 0.64 FAR

8495 LJ SHORES
1,675 SF ~ 0.30 FAR

8480 LJ SHORES
3,454 SF ~ 0.63 FAR

8493 LJ SHORES
1,612 SF ~ 0.29 FAR

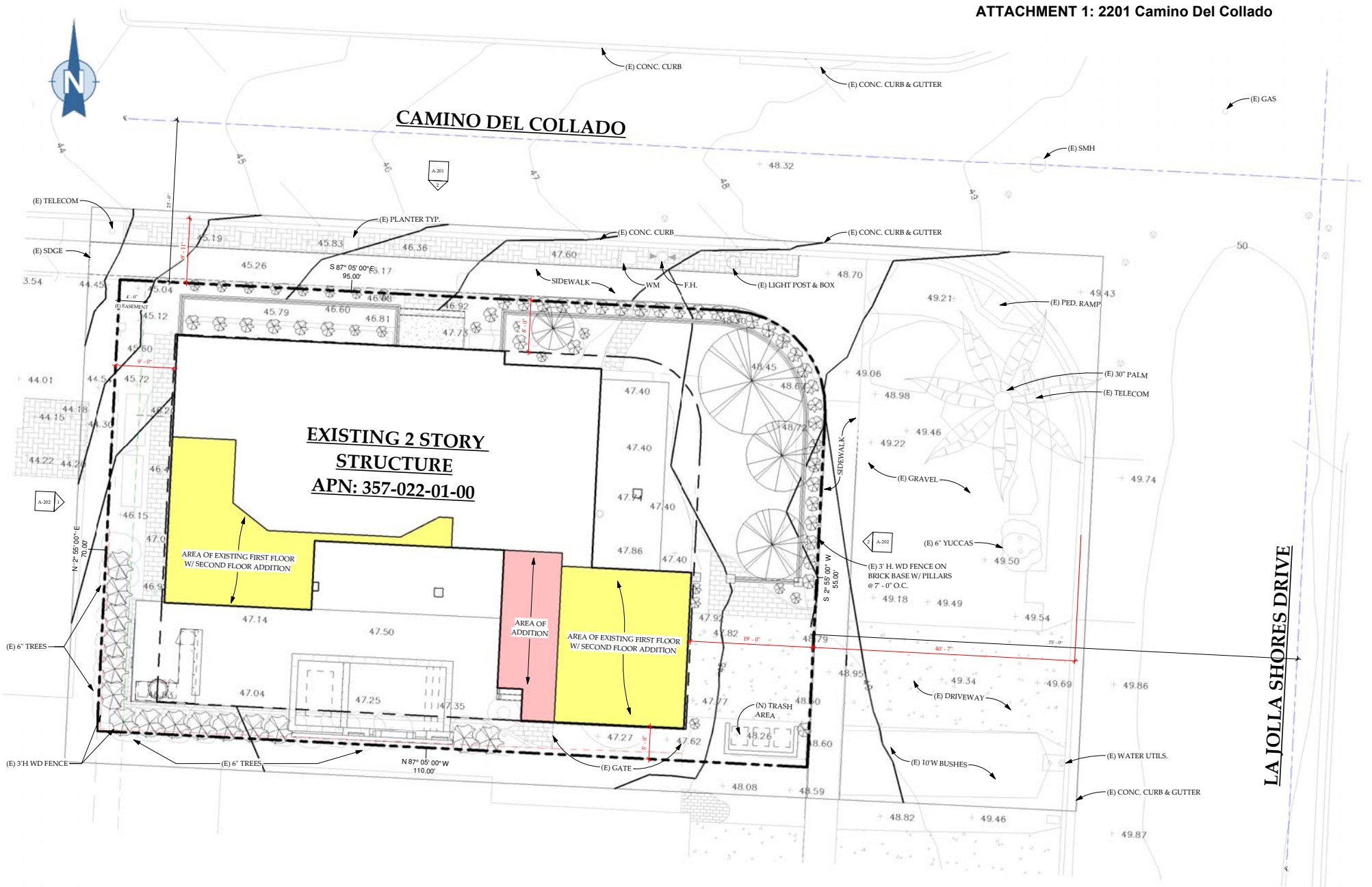
8476 LJ SHORES
3,978 SF ~ 0.72 FAR

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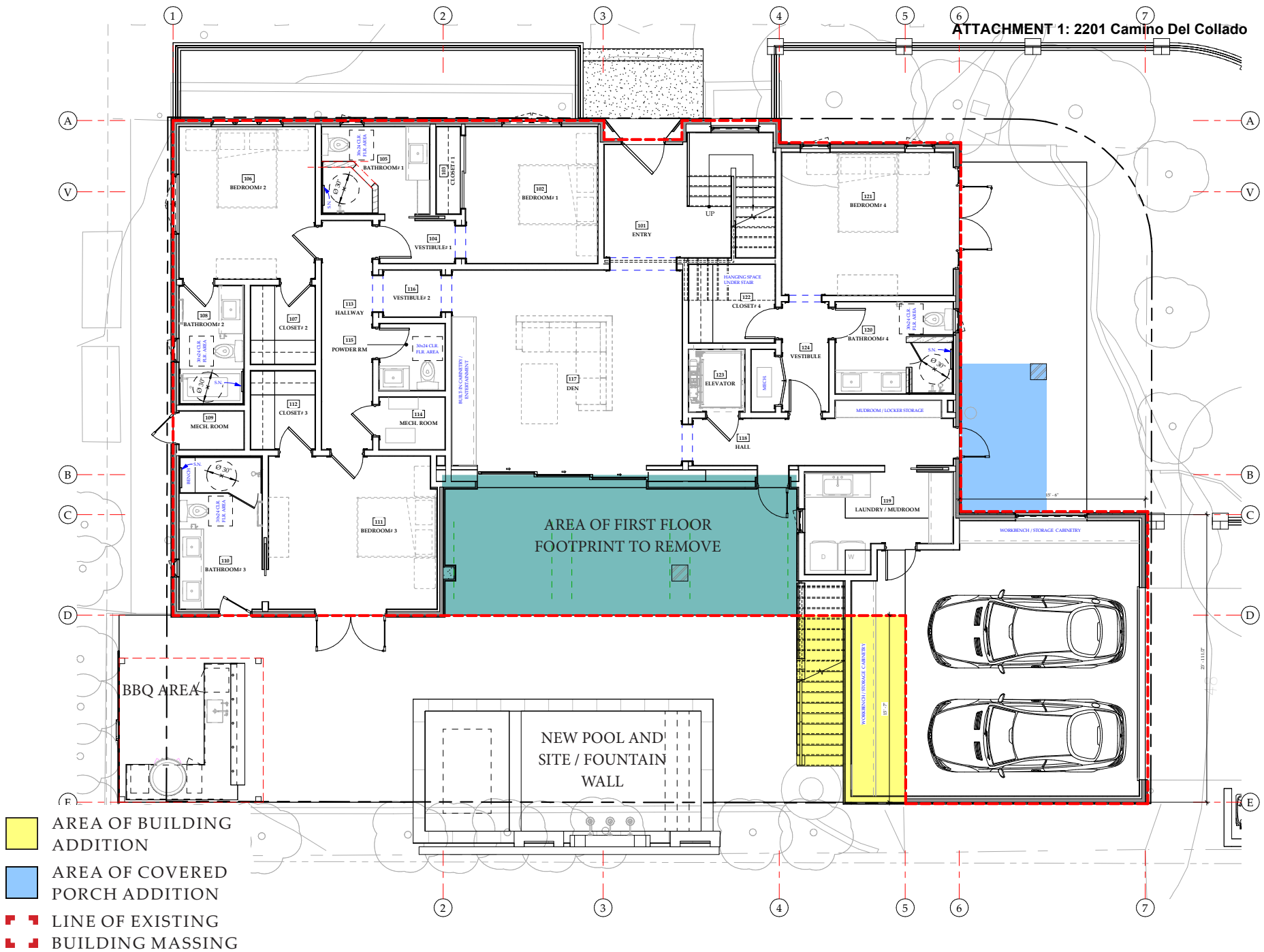
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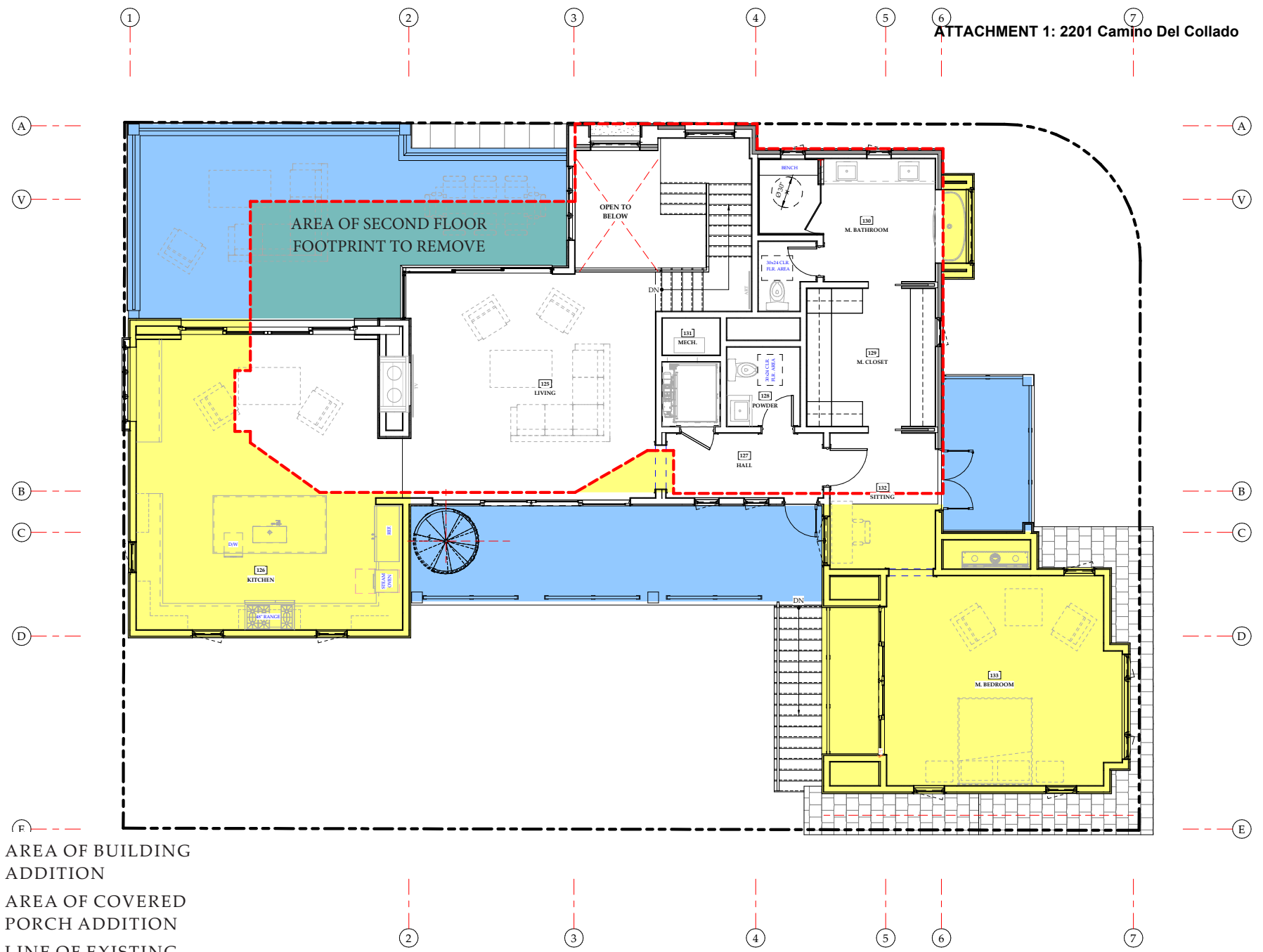
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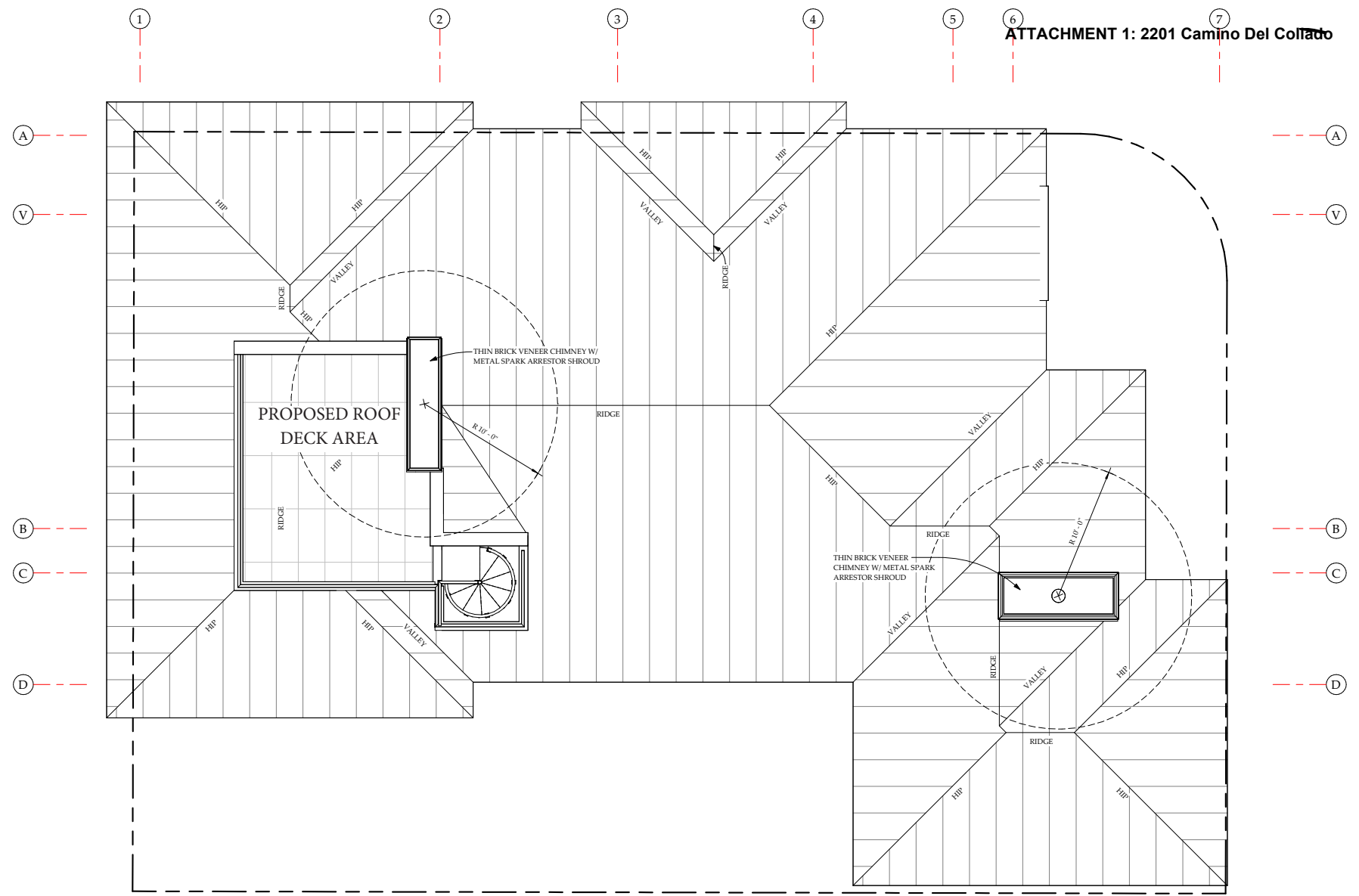
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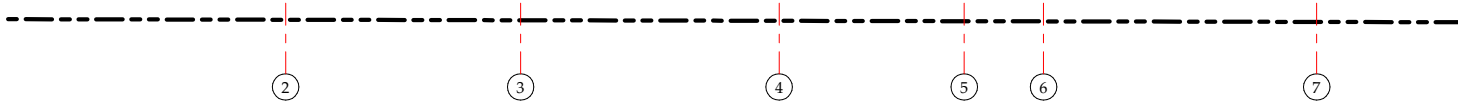
- AREA OF BUILDING ADDITION
- AREA OF COVERED PORCH ADDITION
- LINE OF EXISTING
- BUILDING MASSING

DATE:
6/15/2022

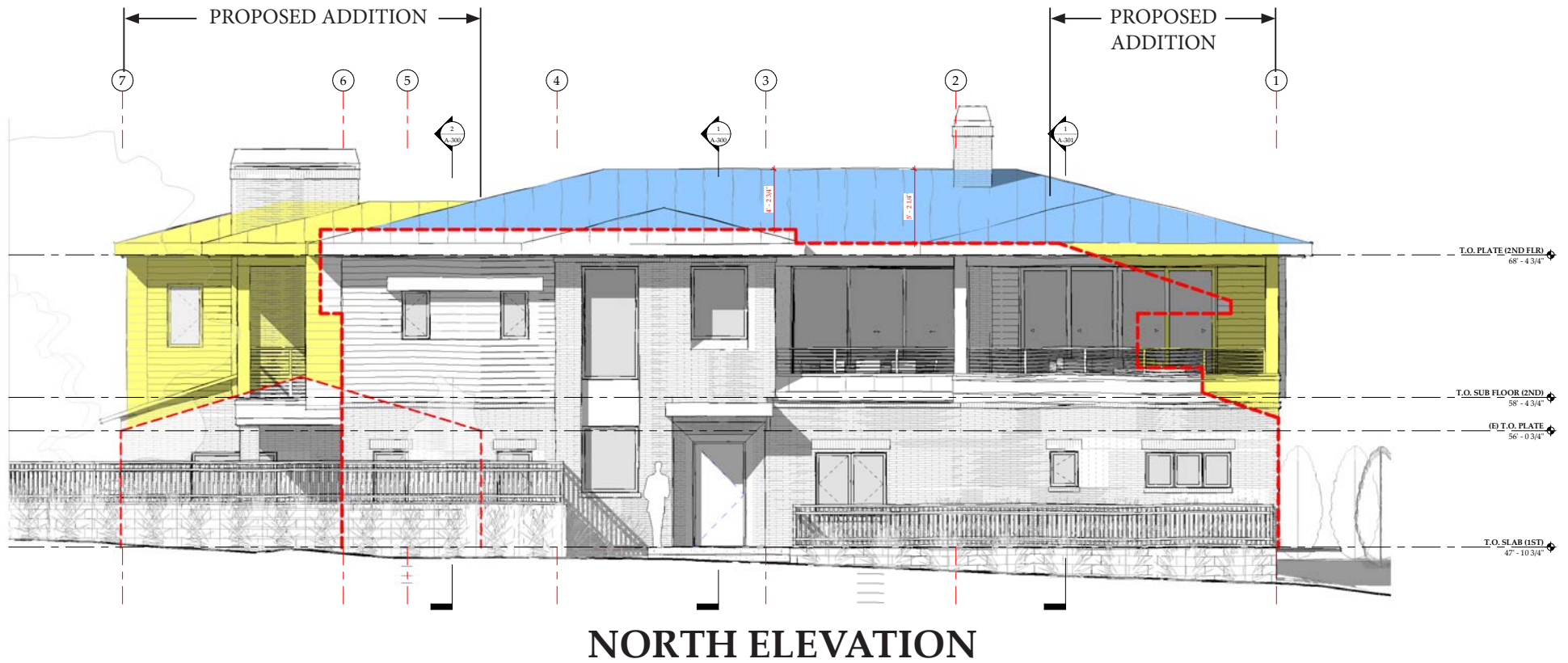
SPEIER RESIDENCE - 2201 Camino del Collado
PRESENTATION - LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD



- AREA OF BUILDING ADDITION
- AREA OF COVERED PORCH ADDITION
- LINE OF EXISTING
- BUILDING MASSING



<p>DATE: 6/15/2022</p>	<p>SPEIER RESIDENCE - 2201 Camino del Collado PRESENTATION - LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD</p>
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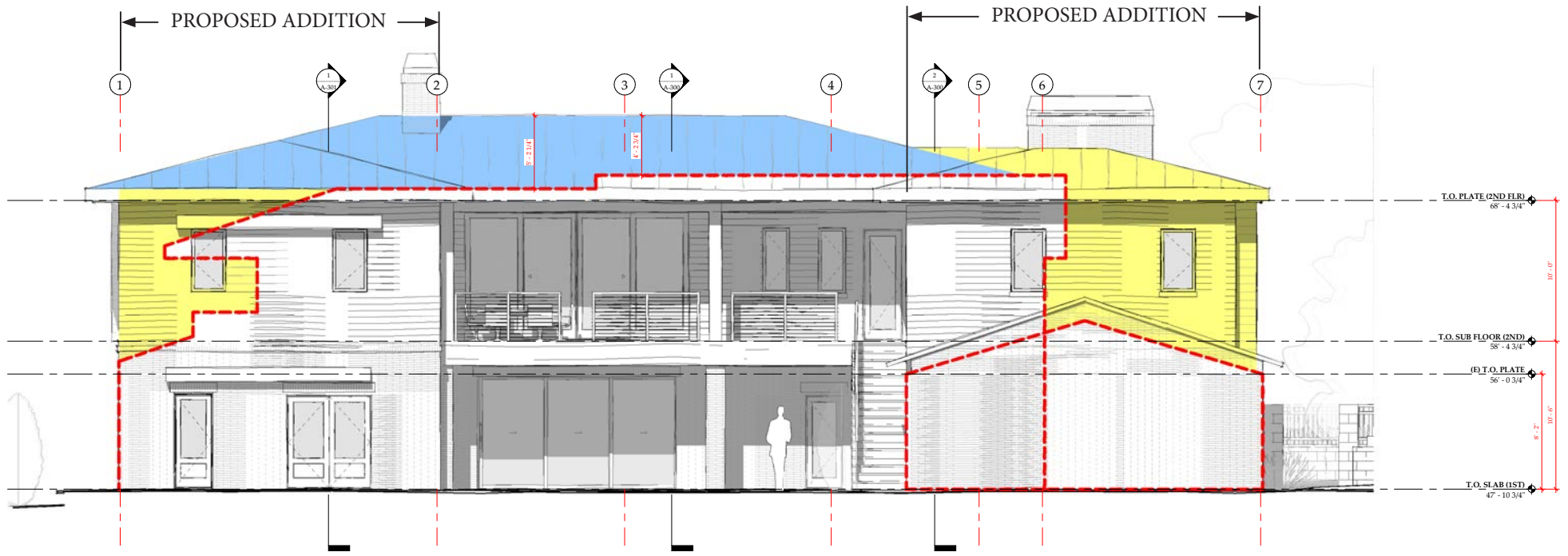


- AREA OF BUILDING ADDITION
- AREA OF ROOF ADDITION
- LINE OF EXISTING BUILDING MASSING

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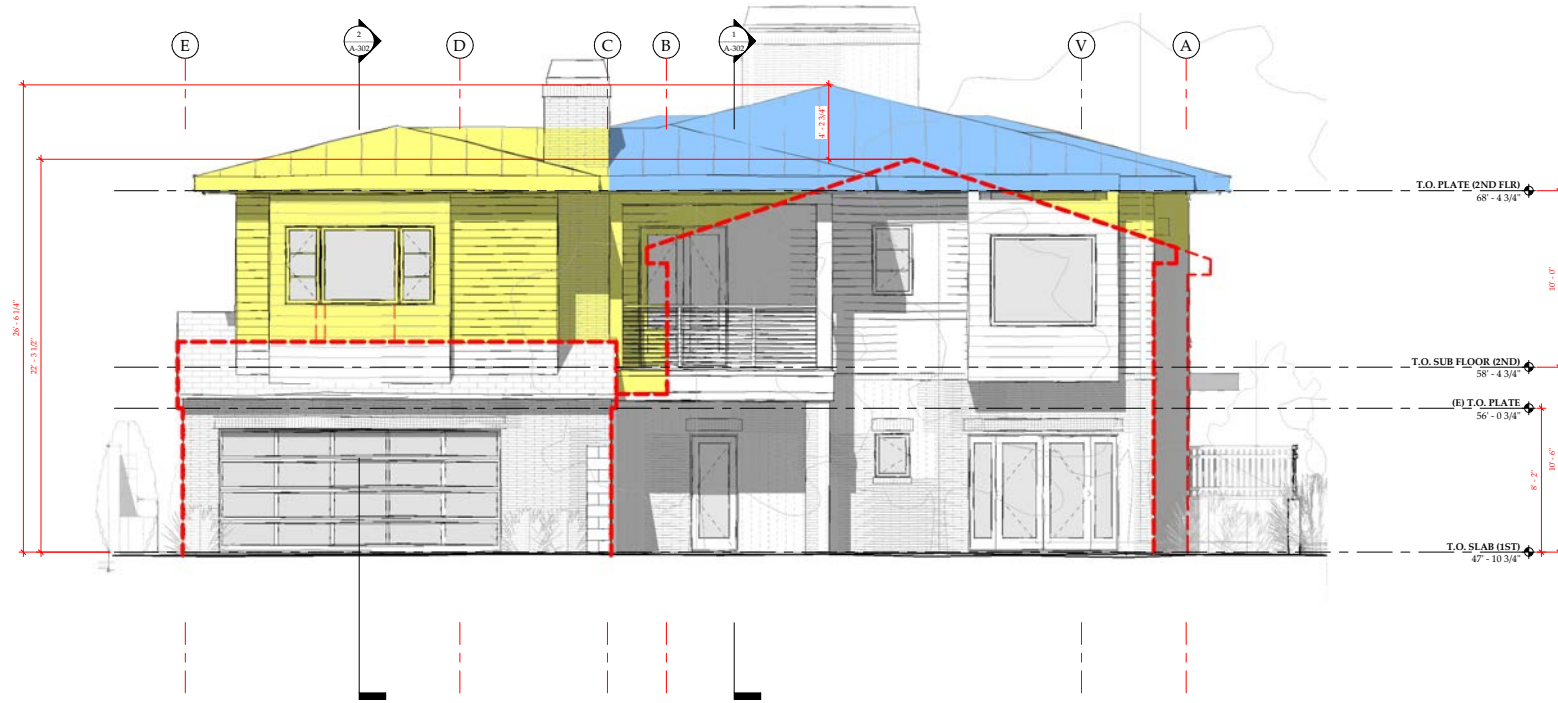
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SOUTH ELEVATION

- AREA OF BUILDING ADDITION
- AREA OF ROOF ADDITION
- LINE OF EXISTING BUILDING MASSING

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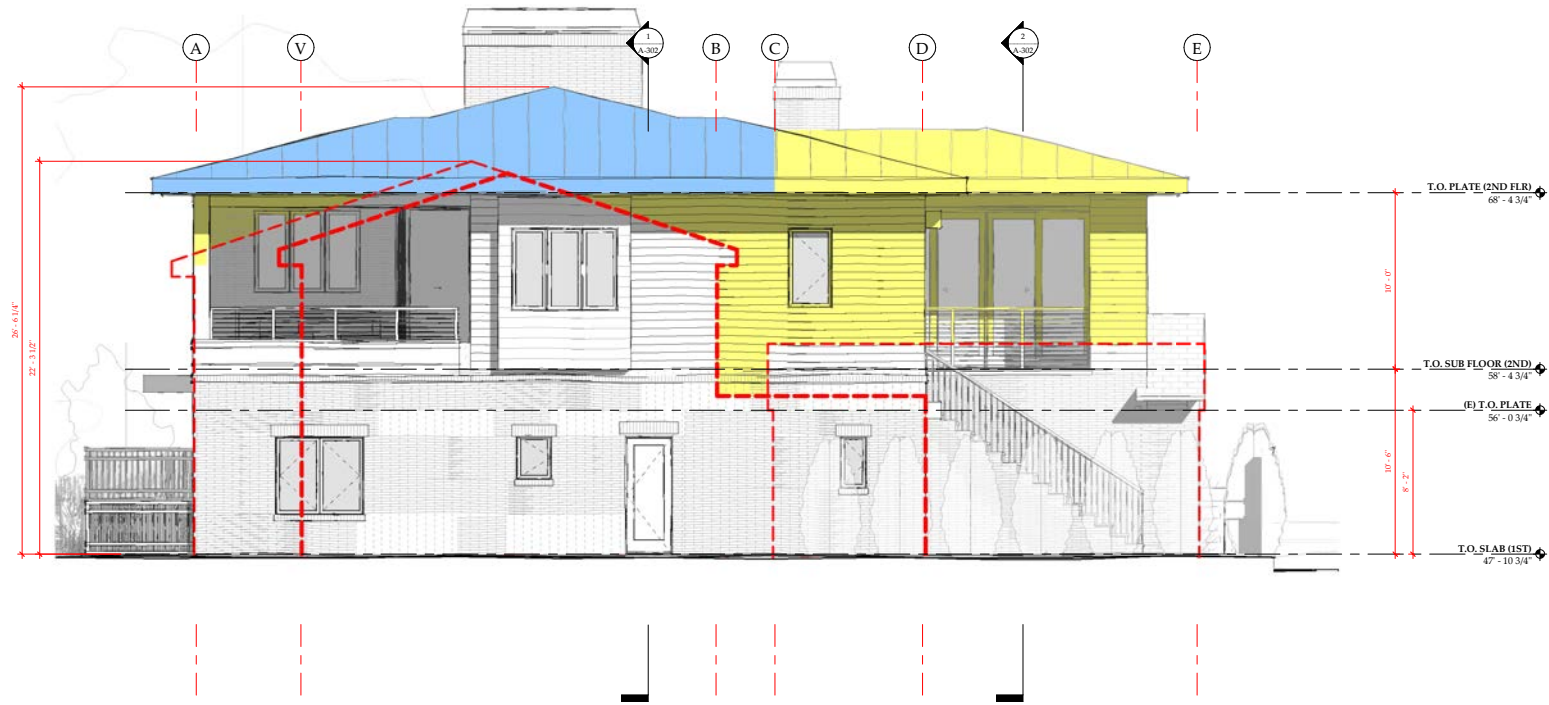
EAST ELEVATION

- AREA OF BUILDING ADDITION
- AREA OF ROOF ADDITION
- LINE OF EXISTING BUILDING MASSING

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WEST ELEVATION

- AREA OF BUILDING ADDITION
- AREA OF ROOF ADDITION
- LINE OF EXISTING BUILDING MASSING

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PERSPECTIVE - CORNER OF LJ SHORES & CAMINO DEL COLLADO

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PERSPECTIVE - CORNER OF LJ SHORES & CAMINO DEL COLLADO

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PERSPECTIVE - CAMINO DEL COLLADO

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PERSPECTIVE - CAMINO DEL COLLADO

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PERSPECTIVE - CAMINO DEL COLLADO

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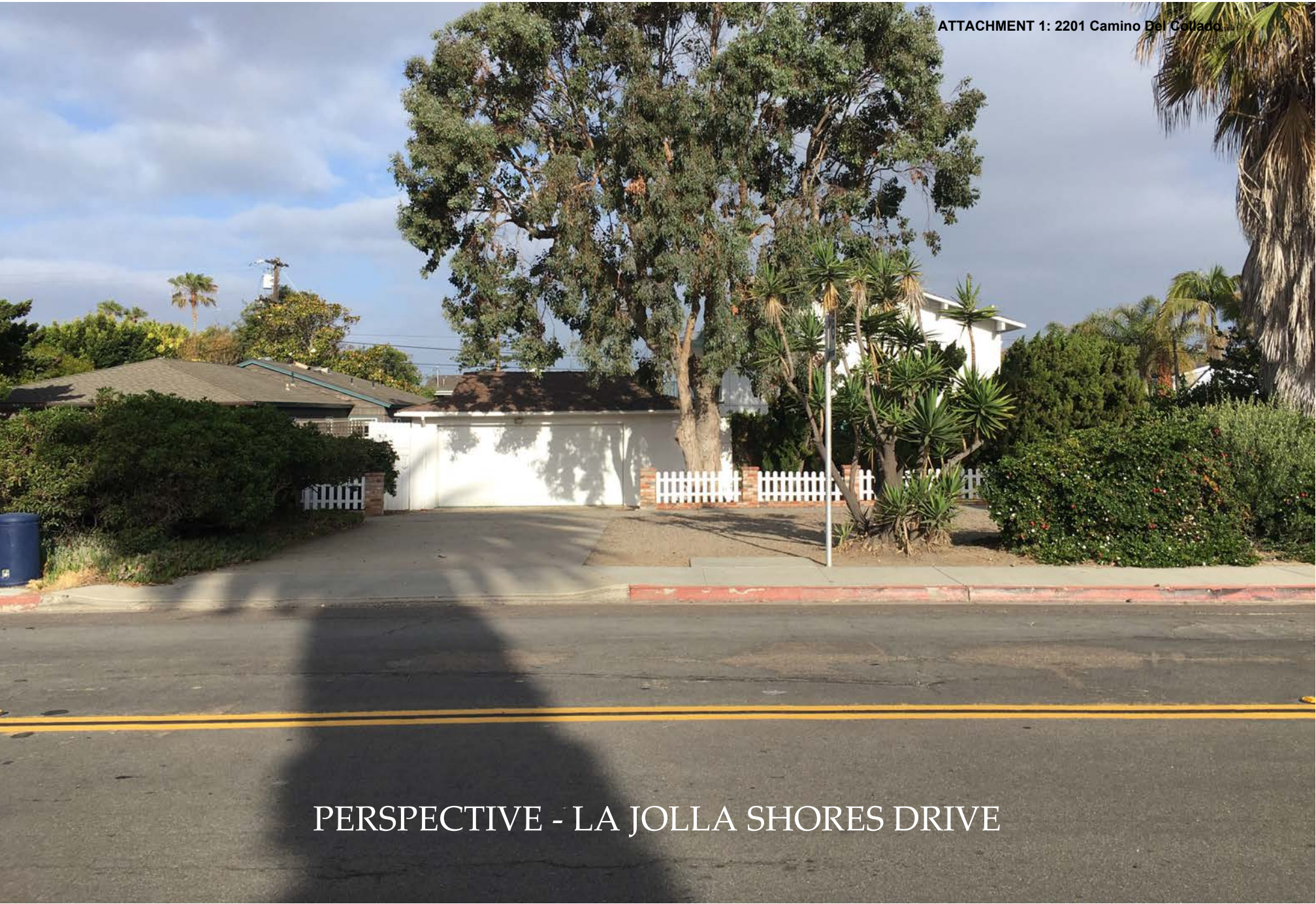
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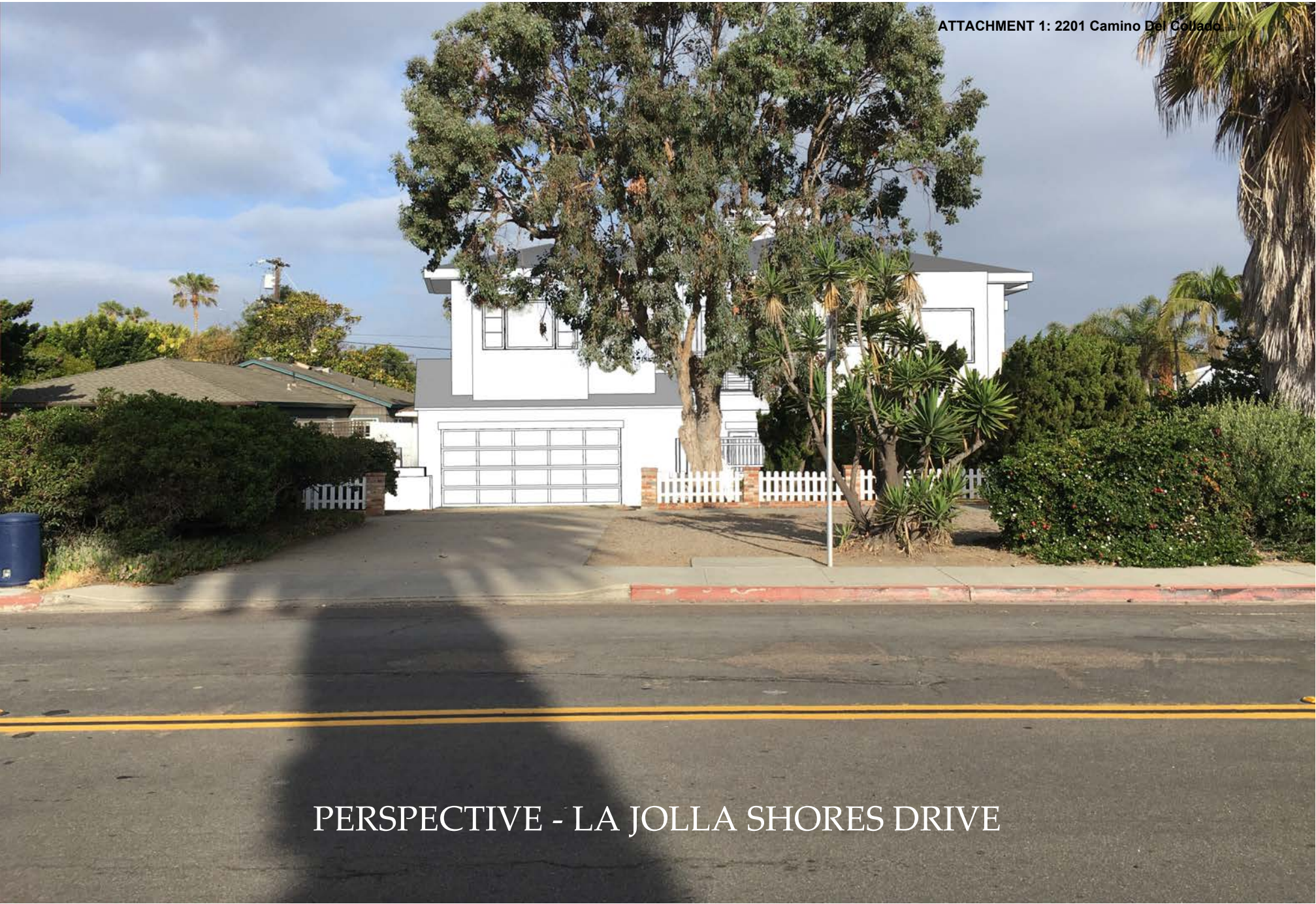


PERSPECTIVE - LA JOLLA SHORES DRIVE

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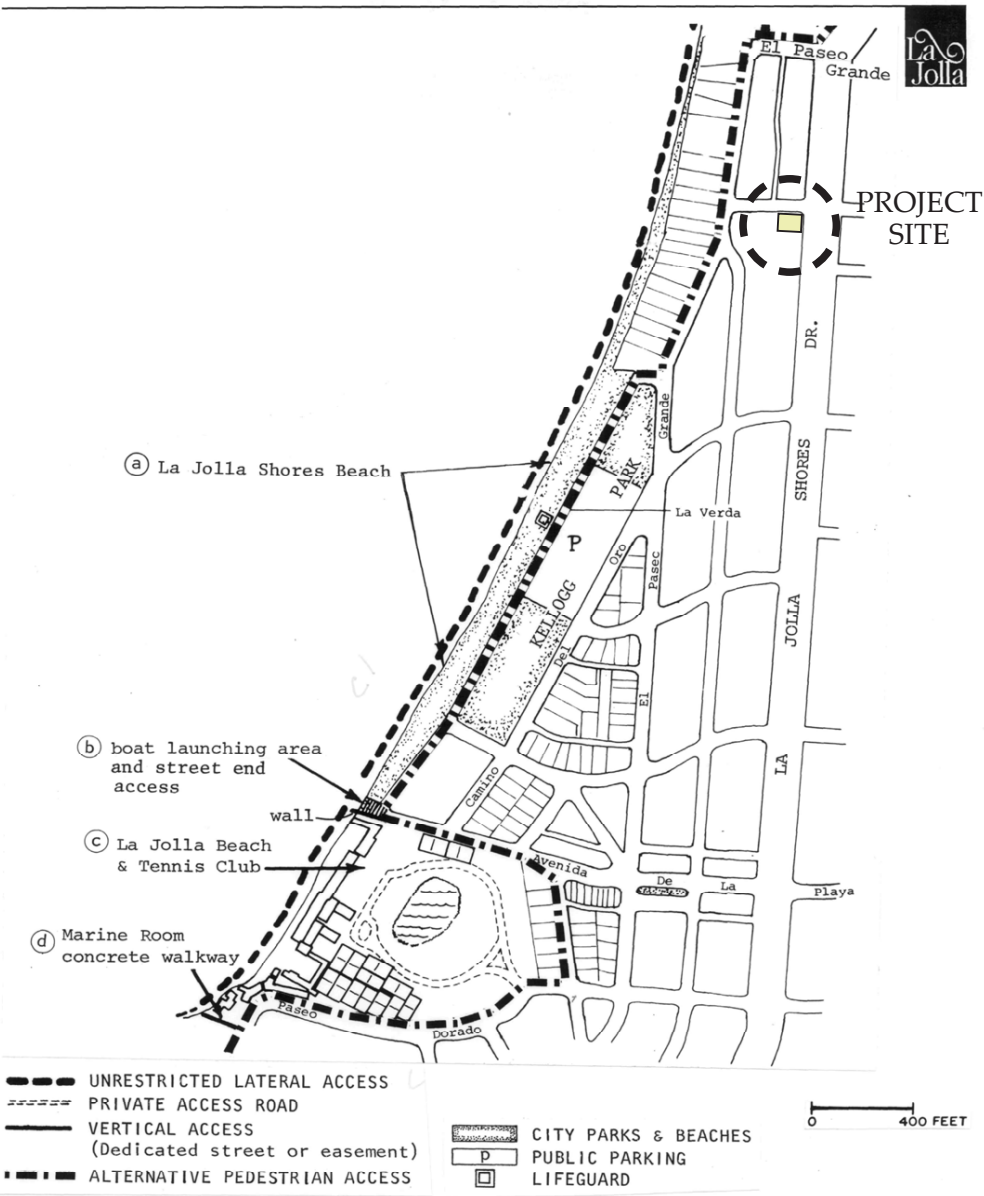
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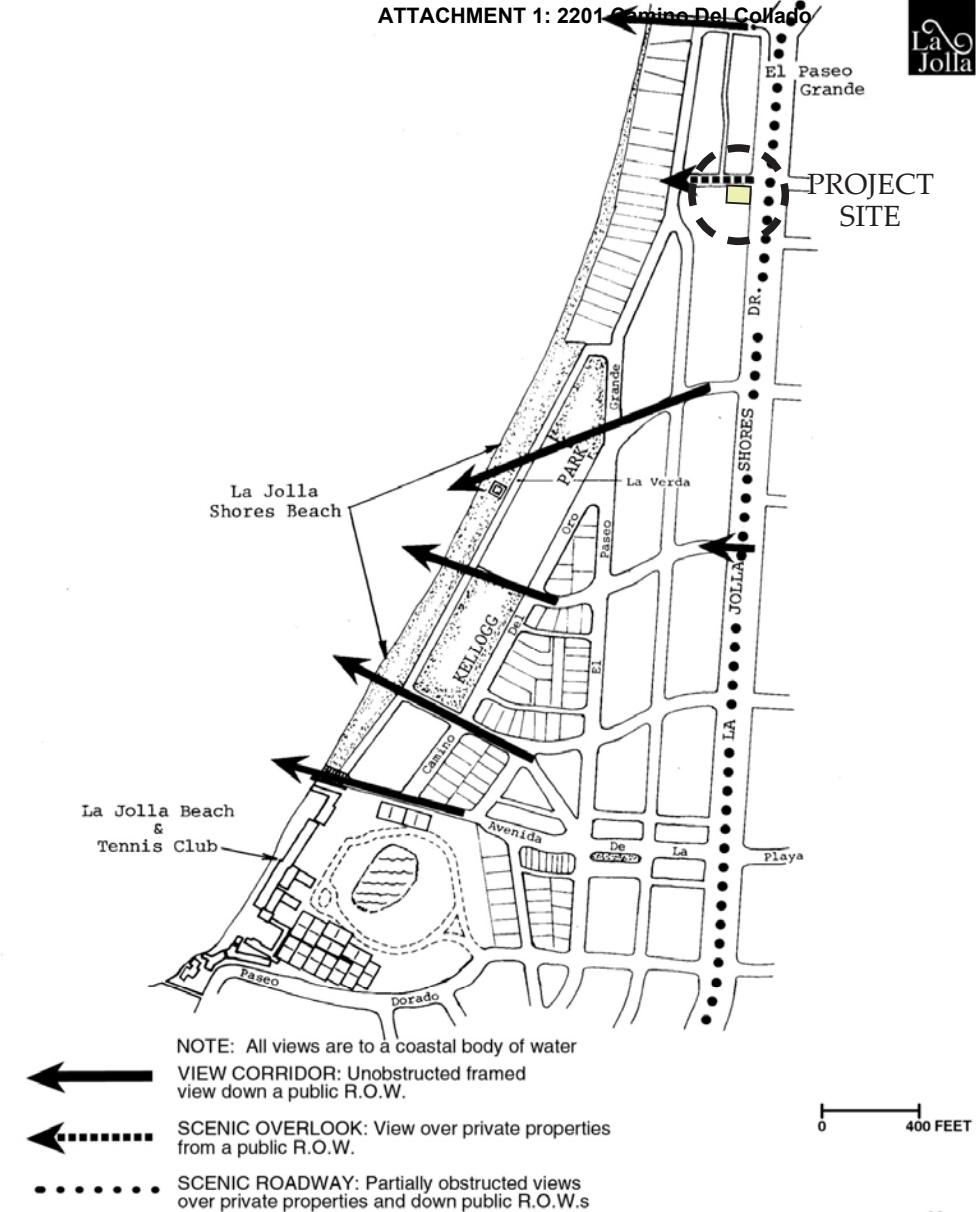
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Subarea C: La Jolla Shores - Physical Access

La Jolla Community Plan
City of San Diego • Planning Department

Figure C



Subarea C: La Jolla Shores - Visual Access

La Jolla Community Plan
City of San Diego • Planning Department

Figure C

DATE:
6/15/2022

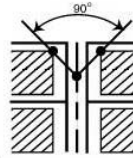
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1. Torrey Pines City Park
2. La Jolla Farms Road
3. Scripps Natural Reserve
4. Bluff - top easement at La Jolla Shores Lane
5. Ellentown Road
6. La Jolla Shores Drive from Torrey Pines Rd.
7. La Jolla Shores Dr.
(looking south from the vicinity of Scripps Institution of Oceanography)
8. Allen Field
9. Bordeaux Ave., western half
10. El Paseo Grande after it turns east
11. Camino del Oro after it turns east
12. Whale Watch Way
13. Cliffridge Park
14. Kellogg Park
15. Calle Frescota
16. Prestwick Drive
17. Vallecitos
18. Avenida de la Playa
19. Calle del Cielo
20. Pottery Canyon Park
21. Costabelle Drive
22. Spindrift Drive, South of the Marine Room Restaurant
23. Charlotte Park at the foot of Charlotte Street
24. Coast Blvd., Children's Pool, Shell Beach, Ellen B. Scripps Park & La Jolla Cove
25. Prospect St. and Cave Street
26. Coast Walk
27. North end of Park Row
28. View of La Jolla Shores from Torrey Pines Road
29. Pubic open space on Torrey Pines Road between St. Louis Terrace and Calle de la Plata
30. Azure Coast Drive
31. Hidden Valley Road
32. Ardath Road
33. Girard Avenue
34. Jenner Street
35. View corridor easement through 7963 Prospect Place to ocean
36. Easement across from John Coal Book Store from Prospect Street and Recreation Center
37. Hillside Drive (portions)
38. Caminito Avola/Via Avola
39. Via Siena at Hillside Drive
40. Rue Denise
41. Portions of La Jolla Scenic Drive South
42. Mt. Soledad, north of Ardath Road
43. Rue Adriane
44. Rue Michael
45. Senn Way
46. Rue de Roark
47. Coast Blvd. Park and South Coast Blvd.
48. View corridor at southwest side of Scripps Hotel site, from Prospect Street
49. La Jolla Community Center Park, Cuvier Street
50. From top of Cuvier Street at Prospect
51. Via Capri (portions)

View Cone

Defined by 90° angle radiating lines from public vantage point (the centerline of the street) to the corners of the buildable envelope as defined by the setbacks of each corner property closest to the ocean or shoreline.



note: All views are to a coastal body of water

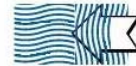
View Corridor

Unobstructed framed view down a public right-of-way



Viewshed

Usually from high elevations looking down over large areas

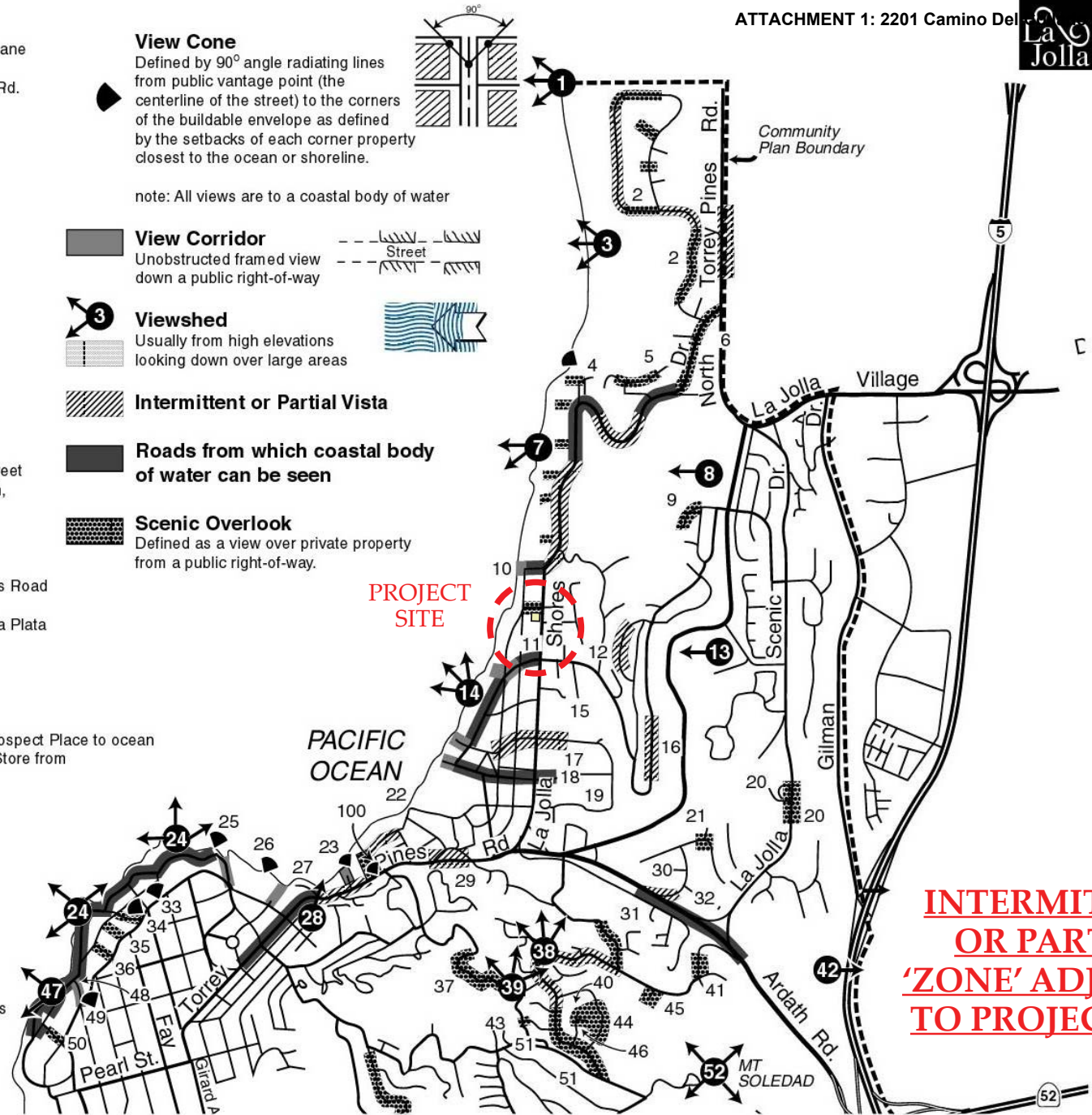


Intermittent or Partial Vista

Roads from which coastal body of water can be seen

Scenic Overlook

Defined as a view over private property from a public right-of-way.



INTERMITTENT OR PARTIAL 'ZONE' ADJACENT TO PROJECT SITE

DESIGN SUMMARY

A. 'Bulk and Scale'

- Not affecting any of the building setbacks, all additions are within existing footprint / established setbacks of the house
- Reduces overall lot coverage by removing some of conditioned floor area at first floor
- Pulls solid building massing away from street at north property line, replacing with open covered deck areas. New massing is above garage (far from street frontage), and more interior to site
- 7 out of 18 adjacent homes have FAR greater than .60, with two being .70 or greater
- Respects street frontage by pulling massing away from street edge where possible, layering additions away from public area and more interior to site

B. Visibility Impact

- While proposed roof would be higher than existing, it is not extending past existing footprint of building
- Improvements have no impact to public view, given that additions are within the context of existing building footprint.
- Main area of addition that would be seen from public right-of-way would be at garage area which is about 20 feet away from property line, and over 60 feet away from curb

C. Architectural Character

- All new exterior finishes are proposed, utilizing a combination of modern materials in traditional forms to create a clean, transitional ensemble that blends into the coastal feel of the neighborhood.

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PRESENTATION - LA JOLLA SHORES PLANNED DISTRICT ADVISORY BOARD

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EXHIBIT SUMMARY

IB 621 - REVIEW CRITERIA

A. Size of the Addition

- Existing overall conditioned and garage area = 4,587 sq.ft. (includes single story attached garage)
- Existing Floor Area Ratio (FAR) = .59 (7,652 sq.ft. lot)
- Proposed addition of 530 sq.ft., equates to a new conditioned and garage area of 5,117 sq.ft.
(*Excludes exterior deck areas that count for GFA, but are not adding square footage to conditioned areas and will remain exterior spaces*)
- Proposed Floor Area Ratio (FAR) = .67 (7,652 sq.ft. lot)

B. Visibility of proposed addition from adjacent public rights-of-way (ROW)

- Second floor addition over existing single story garage would be visible from La Jolla Shores Drive.
- Second floor additions to west would be visible from Camino del Collado.
- Addition at south elevation would not be visible, as they would be interior to courtyard.

C. Increases in height from existing development on site

- Existing single story garage area roof ridge is approximately 12 feet above grade. Proposed additions at garage would have roof ridge at 24 feet (increase of 12 feet).
- Existing two story portion of home has a highest roof ridge of approximately 22 feet - 3 inches. Proposed additions at garage would have roof ridge at 26 feet - 6 inches (increase of 4 feet 6 inches).

D. Reduction of existing building and structure setbacks

- THERE IS NO CHANGE TO EXISTING SETBACKS
- Existing east setback from La Jolla Shores Drive is 60+ feet. The setback from the east property line is 19 ft.
- At addition, proposed setback would be @ 20 feet.
- Existing south yard setback is 5 ft.
- New addition to garage observes existing 5 foot setback.
- Existing west yard setback is 9 ft.
- New addition at second floor observes existing 9 foot setback.
- Existing north setback from Camino del Collado is 18 feet. The setback from the north property line is 9 ft.
- Reframed second floor additions observe 9 foot setback.

E. Increased lot coverage from exist. development on site

- Existing lot coverage: 41%
- Proposed lot coverage: 38.5%

F. Impacts to public views from public rights-of-way and other public vantage points

- There are NO impacts to public views from public rights-of-way and other public vantage points at the existing house or the proposed additions.

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