

**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):

Project number 689010, AI Haja ADU and Addition

- Address and APN(s):

8458 Cliffridge Ave, 346-702-36-00

- Project contact name, phone, e-mail:

Yoftahe Ghilia, (619)203-6905, yghilia@yahoo.com

- Project description:

Proposed 384 SF addition, deck above addition, entrance porch, and detached 638 SF ADU addition.

- 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: 10,551

- existing structure square footage and FAR (if applicable): 2,626 SF / .25

- proposed square footage and FAR: 1,022 SF / 0.097

- existing and proposed setbacks on all sides: 7.9' existing side setback, 4' side setback and 4.5' rear setback for the ADU. The proposed addition is within existing setback.

- height if greater than 1-story (above ground): one story

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:

- lot size: _____

- existing structure square footage and FAR (if applicable): _____

- proposed square footage and FAR: _____

ATTACHMENT 1: AI Haja ADU & Addition

- 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

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.

ATTACHMENT 1: AI Haja ADU & Addition

- 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

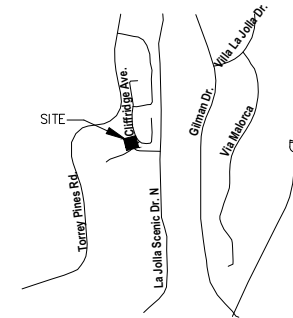
SHEET INDEX

A00 COVER SHEET / SITE PLAN	T-24-3 TITLE 24 - ADU
A01 CONSTRUCTION NOTES	T-24-4 TITLE 24 - ADU
A02 ADDITION PROPOSED FLOOR PLAN	S1.0 STRUCTURAL NOTES & DETAILS
A03 ADDITION PROPOSED ROOF PLAN	S1.1 STRUCTURAL NOTES & DETAILS
A04 ADDITION ELEVATIONS & SECTION	S2.0 FOUNDATION DETAILS
A05 ADU PROPOSED FLOOR & ROOF PLANS	S2.1 RETAINING WALLS & NOTES
A06 ADU PROPOSED ELEVATIONS	S3.0 ADDITION FOUNDATION PLAN
A07 STORM WATER STANDARDS	S4.0 ADDITION ROOF FRAMING PLAN
T-24-1 TITLE 24 - ADDITION	S5.0 ADU FOUNDATION & ROOF FRAMING PLANS
T-24-2 TITLE 24 - ADDITION	S6.0 FRAMING DETAILS

DIRECTORY

OWNER
Alta A AlHaja
8458 Cliffridge Ave.
La Jolla, CA 92037
Tel.

VICINITY MAP



PROJECT DATA

PROJECT ADDRESS
8458 Cliffridge Ave.
La Jolla, California, 92037

LEGAL DESCRIPTION
Lot 197 of La Jolla Shores Heights Unit No. 4, Map 6494
Survey 2337, file No. 99657.

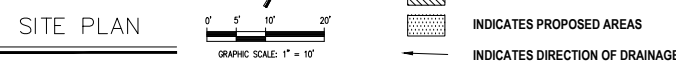
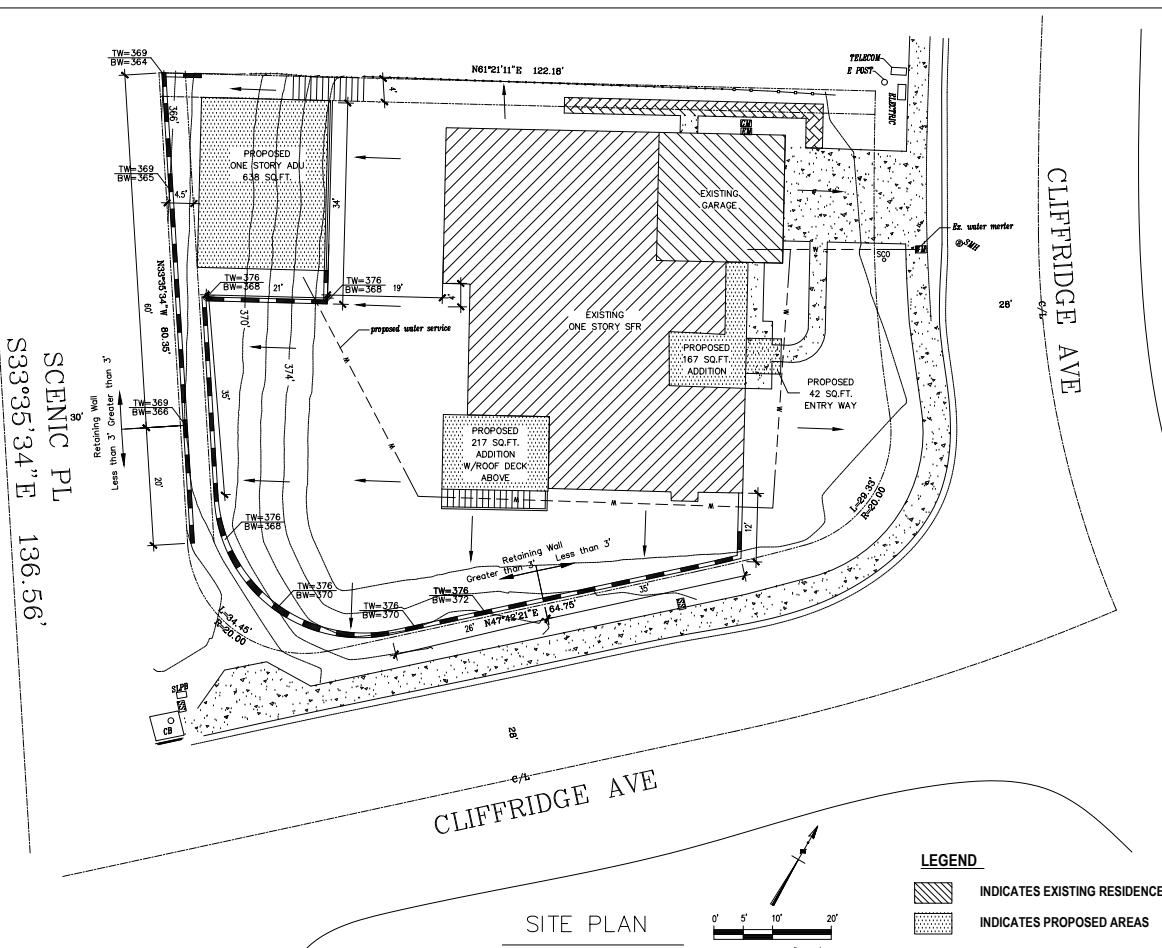
ASSESSOR'S PARCEL NO.
346-702-36-00

YEAR BUILT _____ 1965
ZONING _____ L,JSPD-SF
LOT AREA _____ 10,551 S.F.
EXISTING UNIT RESIDENCE _____ 2,626 S.F. (ONE STORY)
(NON- SPRINKLED)
PROPOSED ADDITION _____ 384 S.F.
PROPOSED ADU _____ 638 S.F.
CONSTRUCTION TYPE _____ V - B
OCCUPANCY GROUP _____ R - 3

FLOOR AREA RATIO:
GFA _____ 3,648 S.F./10,551 S.F. = 0.34
MAX FAR _____ 0.60 ALLOWED

SCOPE OF WORK

- PROPOSED 384 SF ADDITION, 42 SF OF ENTRY WAY 228 SF OF DECK ABOVE ADDITION, AND CONVERT EXISTING 27 SF CLOSET TO HALF BATH TO EXISTING SINGLE FAMILY RESIDENCE.
- PROPOSED 638 SF DETACHED ADU.
- UPGRADE EXISTING 100 AMP ELECTRICAL PANEL TO 200 AMP.
- 190 LF OF RETRAINING WALL 3' TO 8' HIGH.



WATER FIXTURES SCHEDULE

FIXTURE	QUANTITY	
	EXIST.	NEW
KITCHEN SINK	1	1
DISHWASHER	1	-
LAVATORY	1	1
WATER CLOSET	3	1
SHOWER HEADS	2	1
BATHUB	1	-
WASHER	2	1
HOSE BIBS	2	1
BAR SINK	1	-

CUT / FILL TABLE

CUT QUANTITIES: XXX.X CYD
 FILL QUANTITIES: 0 CYD
 IMPORT / EXPORT: XXX.X CYD
 MAX CUT DEPTH: 8 FT
 MAX FILL DEPTH: 0 FT

TOTAL DISTURBED AREA: X,XXX SQ FT

NO WORK WILL BE PERFORMED IN PUBLIC RIGHT-OF-WAY.

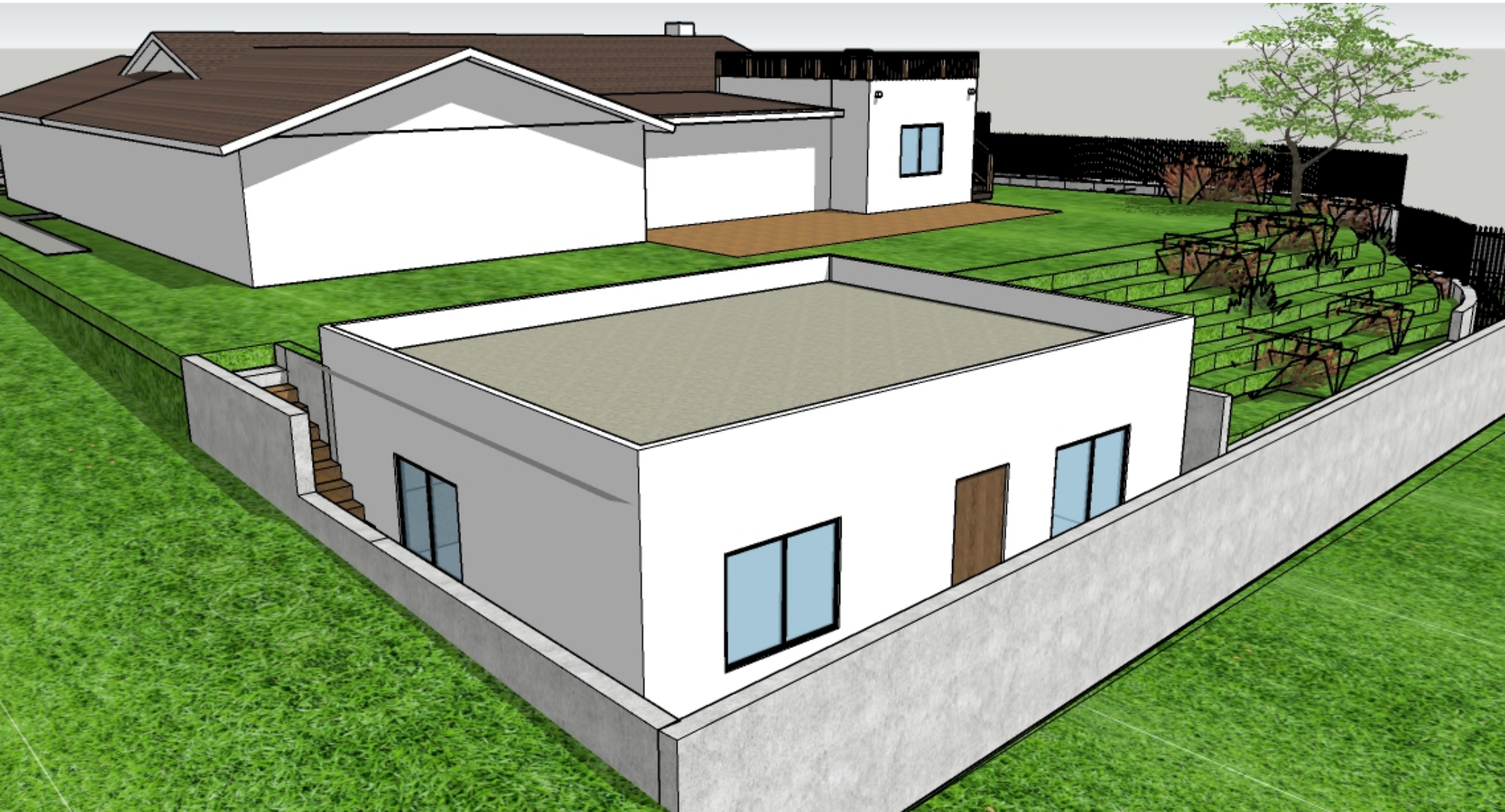
NOTES:
 1. Existing dwelling is not Sprinklered. Companion Unit/Junior unit is not required to be sprinklered.
 2. All storm water runoff from proposed and/or replaced impervious areas shall be routed to previous surfaces or landscaping prior to reaching the public drain system.

	IMPERVIOUS AREA		PERVIOUS AREA	TOTAL AREA
	BUILDING	PAVEMENT		
EXISTING	2,626 SF	X,XXX S.F.	X,XXX SF	X,XXX S.F.
PROPOSED	1,022 S.F.	0	0	1,022 S.F.

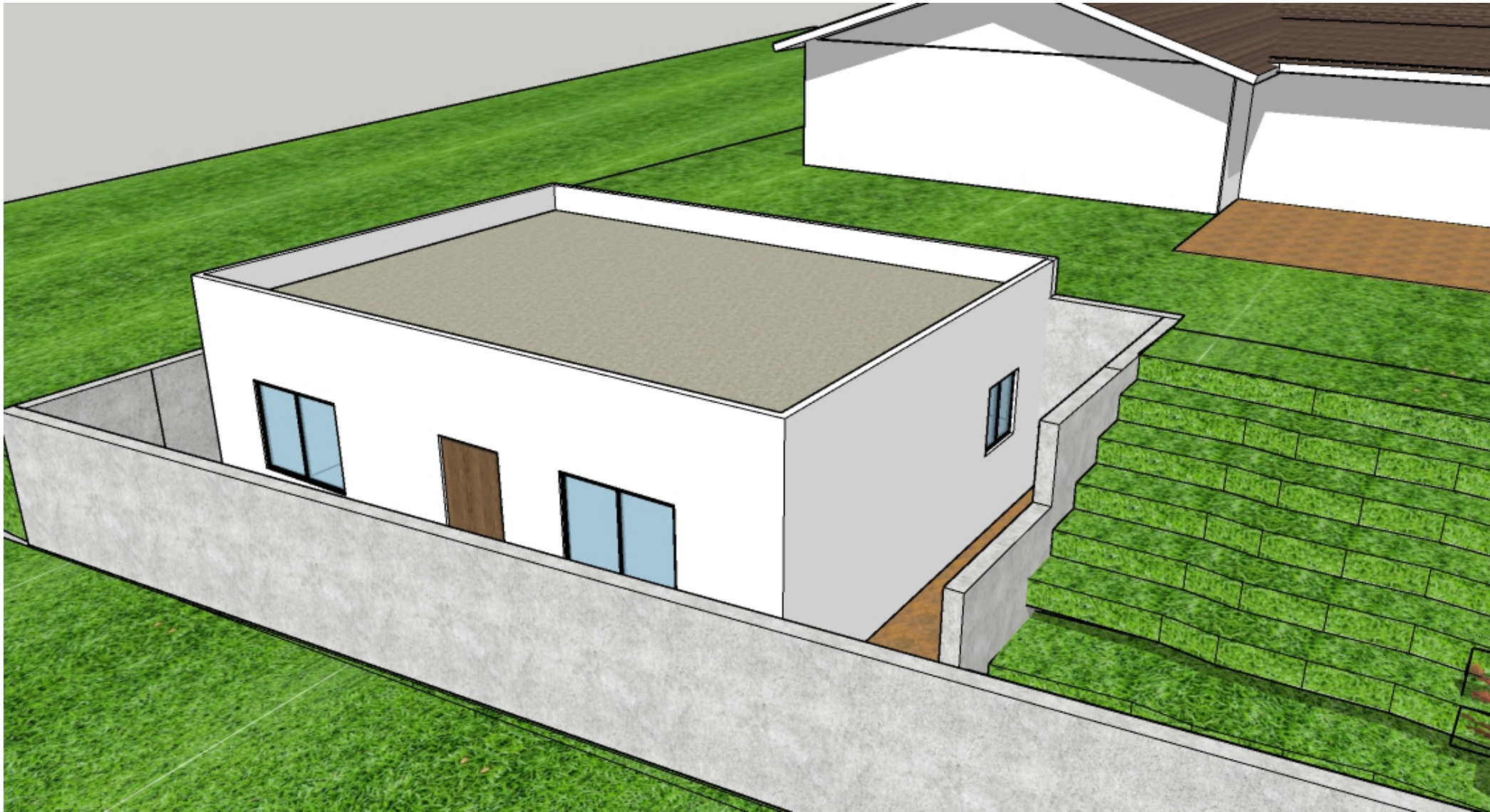
- A - TOTAL DISTURBANCE AREA: 1,735 SF
- B - EXISTING AMOUNT OF IMPERVIOUS AREA: 13,234 SF
- C - PROPOSED AMOUNT OF IMPERVIOUS AREA: 1,735 SF
- D - TOTAL IMPERVIOUS AREA: 14,969 SF
- E - IMPERVIOUS % INCREASE: 14%

SCENIC PL
S33°35'34"E 136.56'

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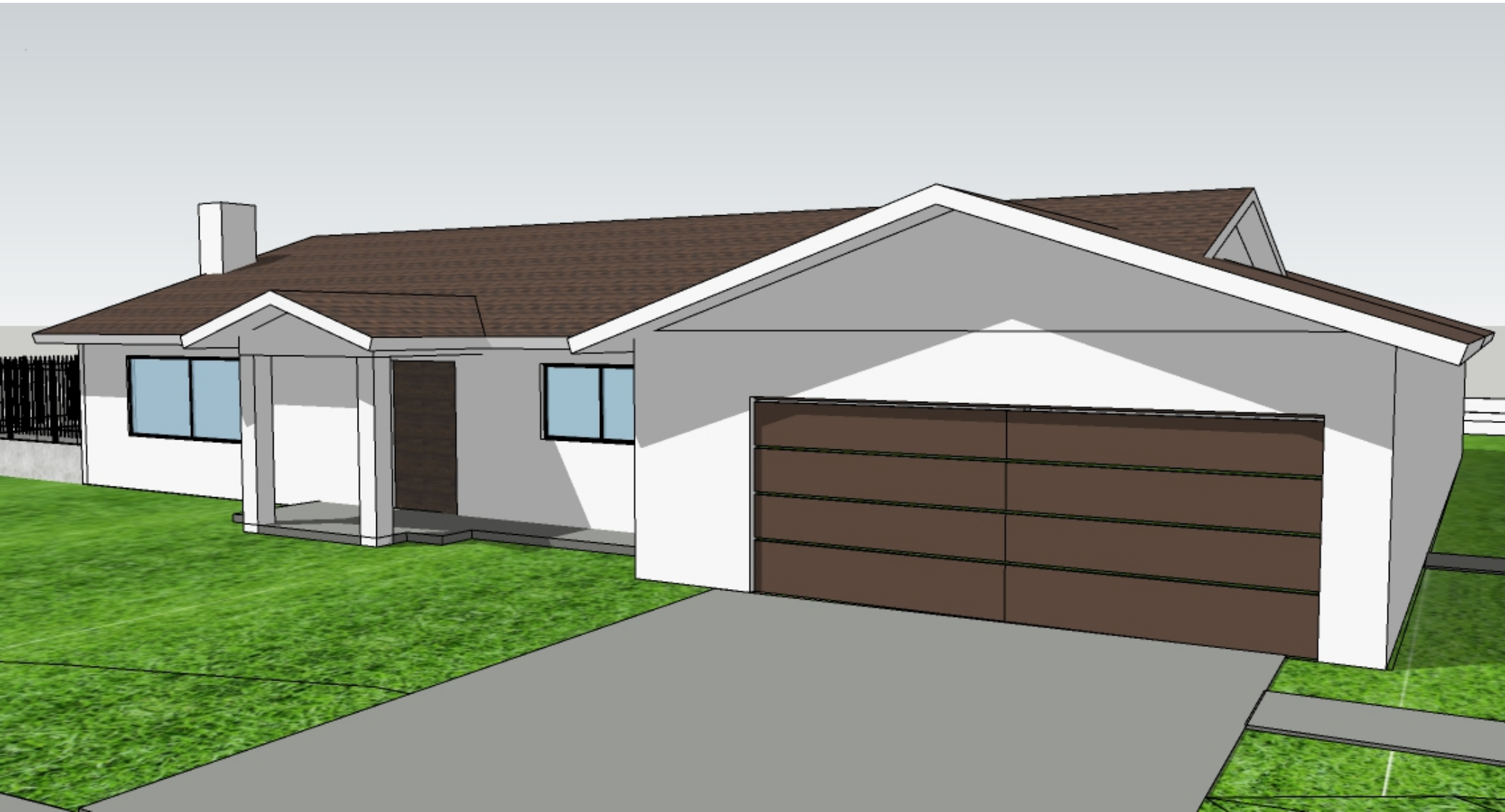
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