



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, January 22nd, 2018
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 September 18st, 2017 (continued) and November 27, 2017
4. PUBLIC COMMENT
5. PROJECT REVIEW:

Action Item A - PTS 572846 - Moel/Dubin Remodel (Continued from 10/16/17)

Location: 2807 Via Posada APN: 346-722-0429

Description: Proposal for a 666 sf addition/remodel to an existing 3,934 sf two-story single-family residence consisting of additions to the rear family room w/deck above, kitchen, cantilevered deck to master bedroom, deck to upper front bedrooms, bathroom in an existing bedroom, and the addition of a rear yard entry structure; conversion of master bath into a bathroom & closet and master closet into a laundry; and remodel of court entry structure on a 6,200 sf lot. *See ATTACHMENT 1 for additional details.*

Applicant/Project Contact: Alex Faulkner, alexfdesigns@gmail.com, (760) 809-8772

Action Item B - PTS 583303 - Ostroff Residence (Continued from 11/27/17)

Location: 7855 La Jolla Vista Drive APN: 346-741-3400

Description: Proposal for a 681 sf addition/remodel of an existing 4,726 sf single-family residence on a 21,988 sf lot. *See ATTACHMENT 2 for additional details.*

Applicant/Project Contact: Colin Hernstad, colinhernstad@gmail.com, (619) 921-0114

6. FUTURE MEETINGS: Due to the Presidents' Day Holiday in February, an alternative date in will decided upon by the Advisory Board.

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 the public hearing for a specific project, please contact the staff member listed on this agenda to be put in contact with the appropriate Development Project Manager assigned to the project.

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

Project: Dubin/Moel Remodel PTS # 572846

Action Items:

APN 346-722-04-29

Contact: Alex Faulkner

858-481-1819

alexfdesigns@gmail.com

Existing square footage: 3934sf

Proposed square footage: 4600sf

Existing setbacks: N - 18'-4"

 E - 16'-6"

 S - 19'-6"

 W - 0'

Proposed setbacks: N - 15'-4" Cantilevered Deck

 E - 5'-0" Side yard entry cover

 S - 12'-9" Cantilevered Deck

 W - 0"

Existing and proposed height: 21'-3"

Project: Dubin/Moel Remodel PTS # 572846

To La Jolla Shores District Advisory Board,

The owner is requesting an exemption from the review process on these grounds:

1. Although the total added square footage is 666sf (17%). The exterior additions are 258sf (6.5%). The remaining 408sf is additional floor area added in an interior two story space.
2. All of the exterior additions are on the ground level with the exception of a 32sf alcove being filled in on the east side.
3. There is no increase in height proposed. The existing height of the structure will be maintained.
4. The project will have to be approved by the homeowners association.

Thank you for considering our request.

Regards,
Alex Faulkner

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA RESIDENTIAL CODE:

- WHICH ADOPTS THE:
- 2016 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA PLUMBING CODE (UPC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY CODE (CEC)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
- 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)
- 2016 CALIFORNIA REFERENCED STANDARDS CODE (CRSC)

EXISTING EXTERIOR



REAR



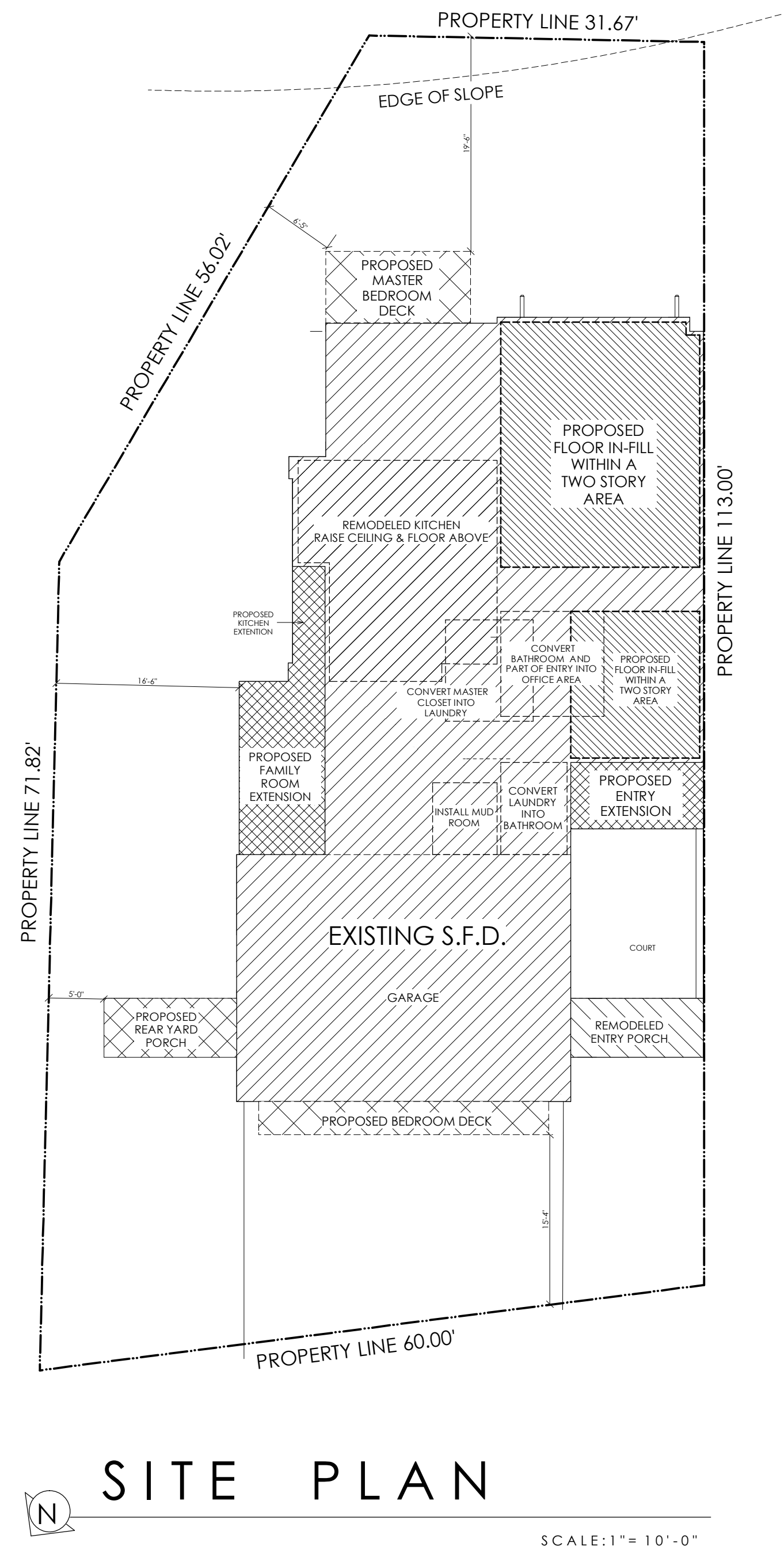
EAST SIDE



FRONT



ENTRY



AREA CALCS:

EXISTING:

EXISTING LIVING.....3245sf
 (E) GARAGE.....680sf

PROPOSED ADDITIONS:

EXTERIOR ADDITIONS
 ENTRY...72sf
 FAMILY ROOM...122sf
 KITCHEN...32sf
 OFFICE...32sf
 TOTAL ADDITIONS...258sf

INTERIOR ADDITIONS
 INTERIOR ADDED FLOOR AREA...408sf
TOTAL ADDED FLOOR AREA...666sf
 PROPOSED TOTAL FLOOR AREA...3911sf — LOWER LIVING 1806sf
 UPPER LIVING 2105sf

DECK ABOVE FAMILY ADDITION...122sf
 DECK FOR FRONT BEDROOMS...78sf
 DECK FOR MASTER BEDROOM...87sf
TOTAL ADDED DECKS..287sf
 REMODEL COURT ENTRY...60sf
 PROPOSED REAR YARD ENTRY...60sf (PATIO COVERS)
AREA OF INTERIOR REMODEL 684sf

LOT COVERAGE:

LOT: 6200sf
 COVERAGE = 2778
 2778 / 6200 = 45% < 60% (3720sf ALLOWABLE)

PROJECT DATA:

SCOPE OF WORK:

ADDITION AND REMODEL TO AN EXISTING SINGLE FAMILY HOME

- EXTEND ENTRY (72sf)
- ADD TO REAR FAMILY ROOM W/ DECK ABOVE (122sf)
- ADD TO AND REMODEL KITCHEN (32sf)
- ADD CANTILEVERED DECK TO MASTER BEDROOM (87sf)
- ADD FLOOR TO TWO STORY OPEN SPACE MASTER CLOSET, BATH / LOFT (408sf)
- ADD DECK TO UPPER FRONT BEDROOMS (78sf)
- ADD BATHROOM IN BEDROOM
- CONVERT MASTER BATH INTO BATHROOM & CLOSET
- CONVERT MASTER CLOSET INTO LAUNDRY
- REMODEL COURT ENTRY STRUCTURE (60sf)
- ADD REAR YARD ENTRY STRUCTURE (60sf)
- MISCELLANEOUS INTERIOR IMPROVEMENTS

OWNER:

TANIA DUBIN AND ALBERTO MOEL
 2807 VIA POSADA
 LA JOLLA, CA 92037

A.P.N.:

346-722-04-29

LEGAL DESCRIPTION:

LOT 207 OF LA JOLLA SHORES HEIGHTS UNIT NO. 5 MAP NO. 7455

ZONE:

LSPDO - SF1

OCCUPANCY:

R-3

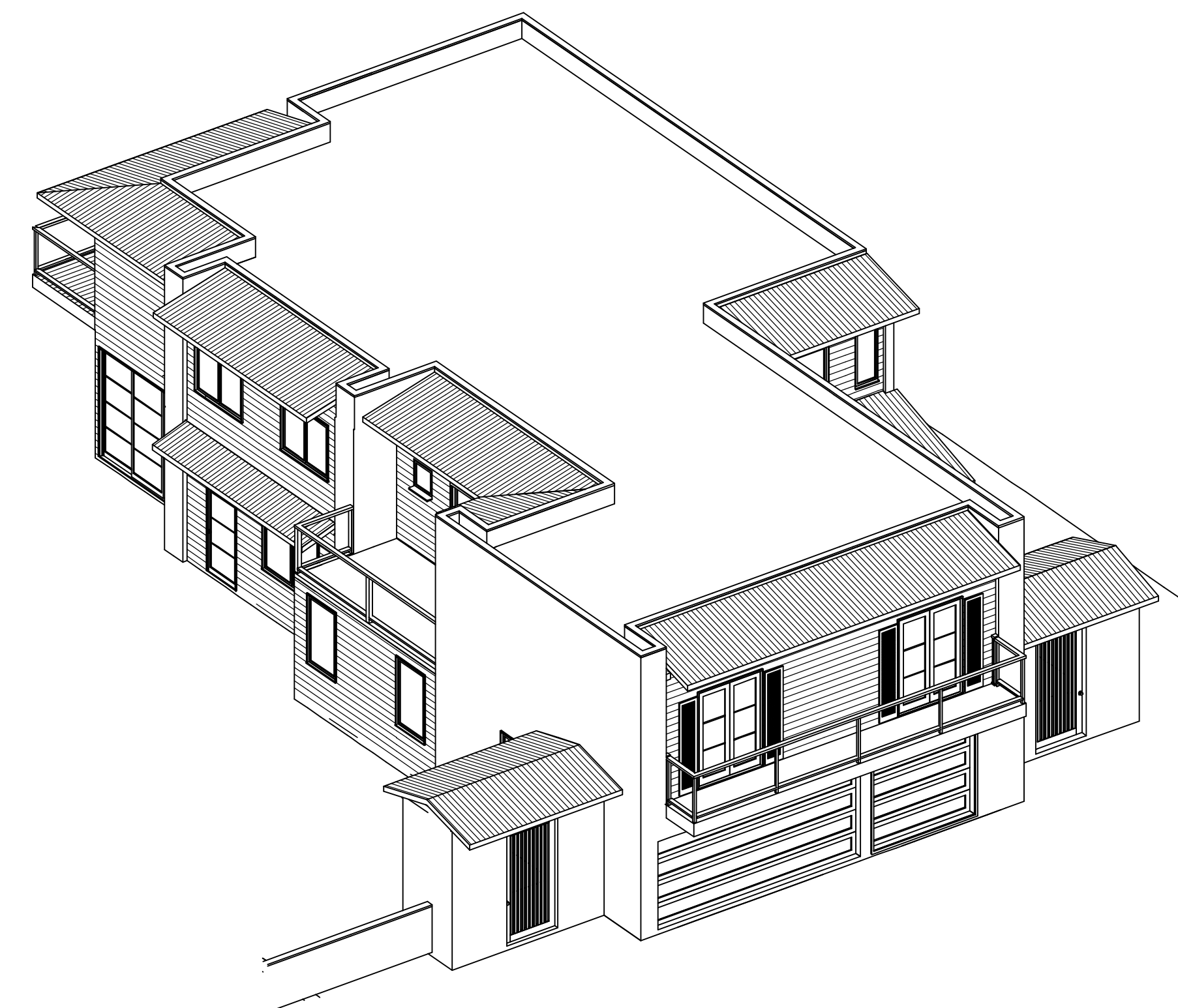
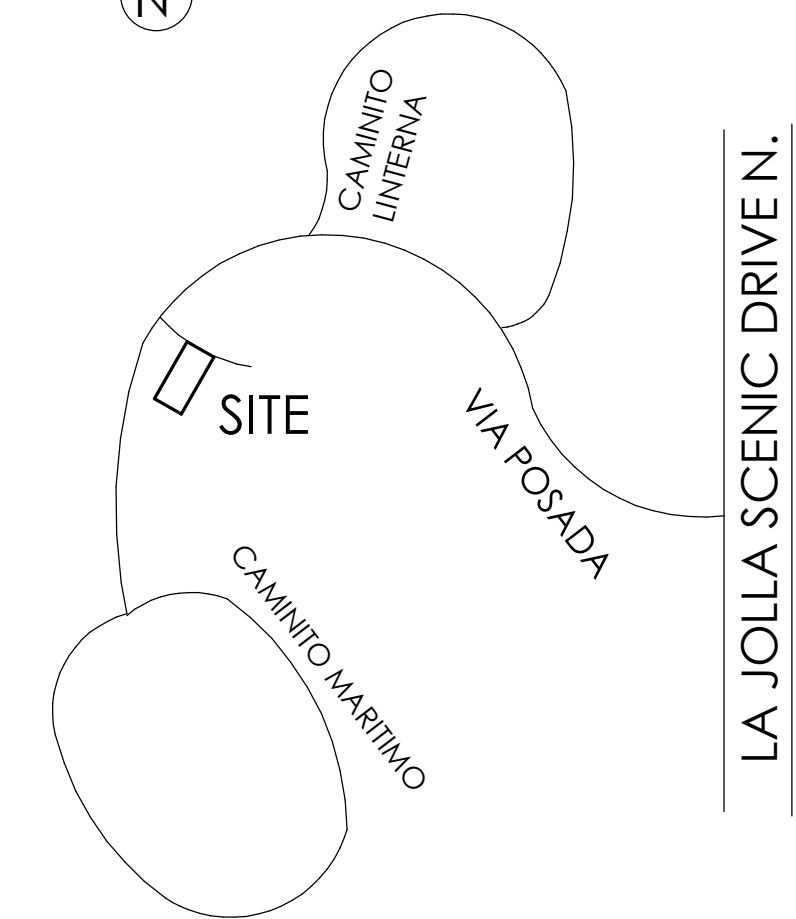
TYPE OF CONSTRUCTION:

VB NON-SPRINKLERED

YEAR BUILT:

1978

VICINITY MAP



PROPOSED

REVISIONS

ALEX FAULKNER DESIGNS
 2120 JIMMY DURANTE BLVD., SUITE 114 DEL MAR, CA 92014 858-481-1819

MOEL/DUBIN REMODEL
 2807 VIA POSADA LA JOLLA, CA 92037

Date 10.07.17

Scale

Drawn

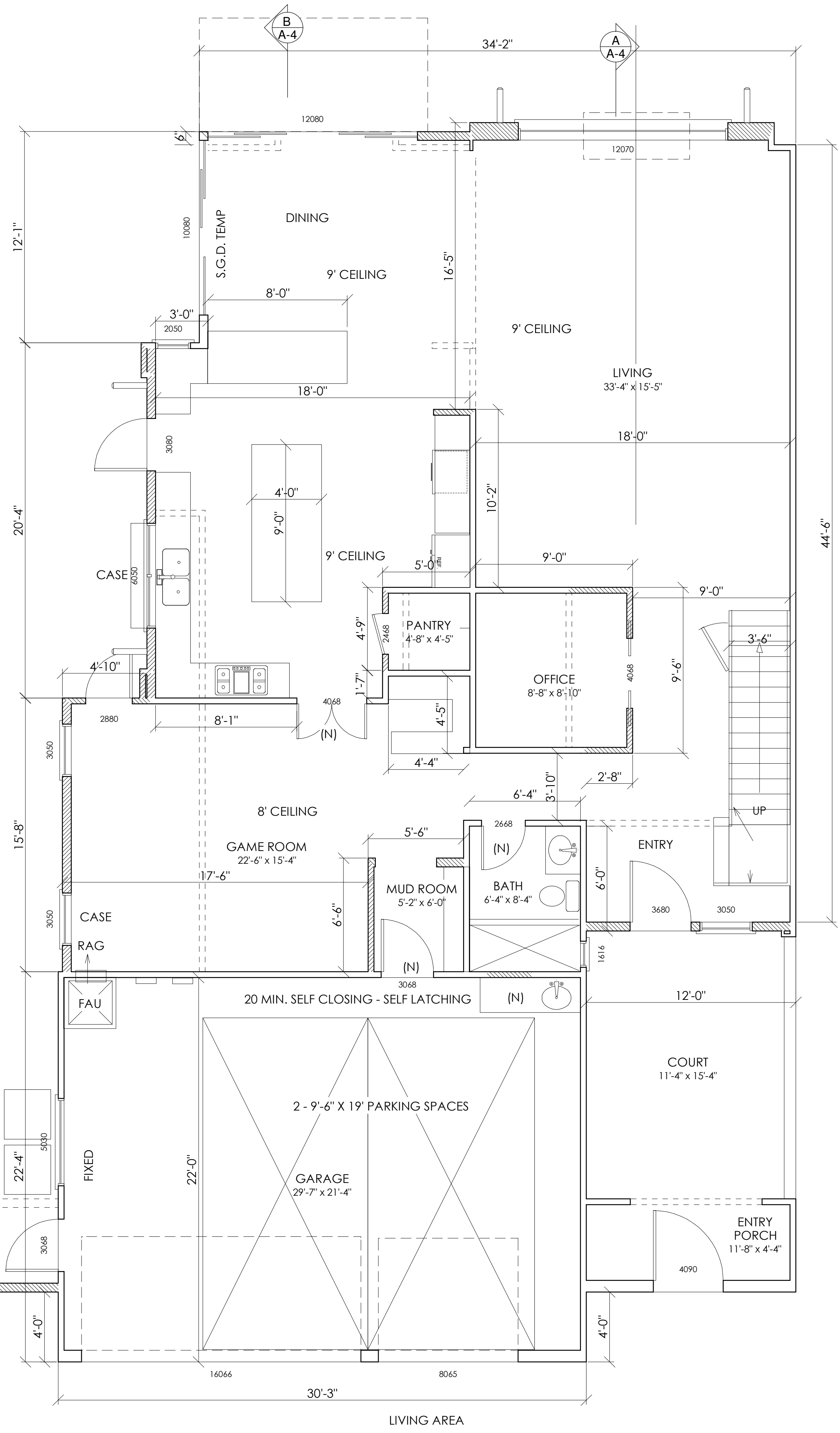
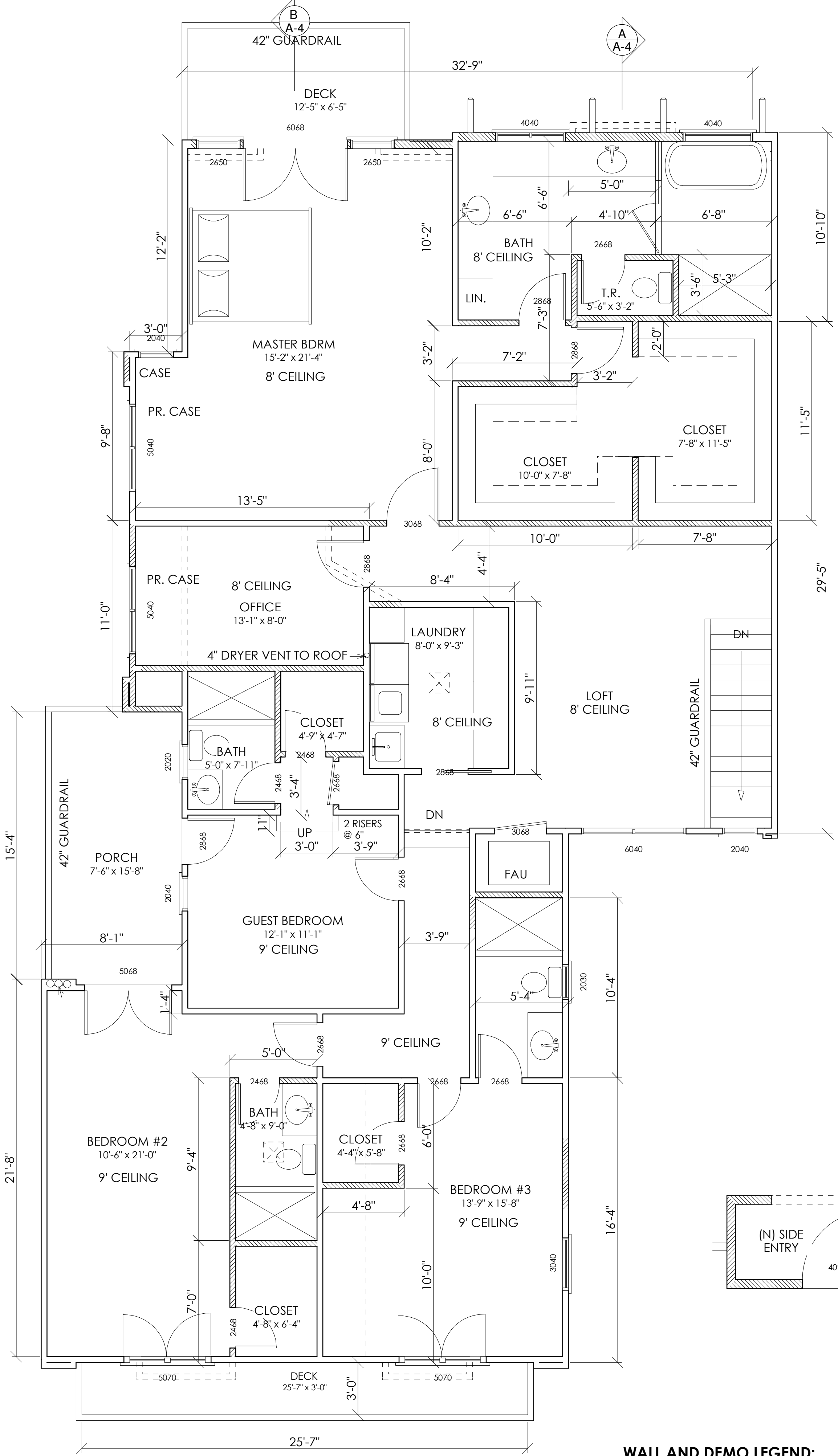
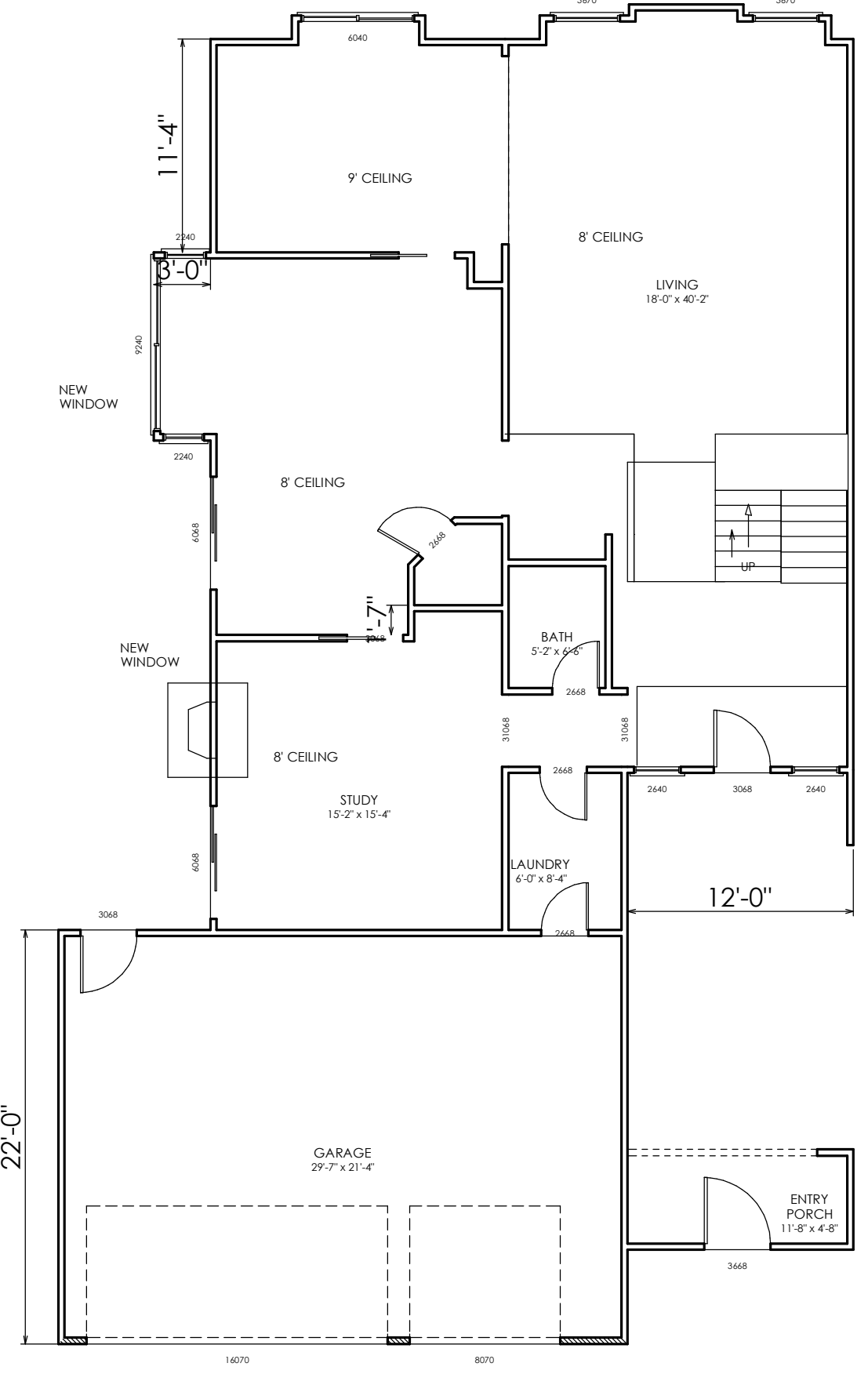
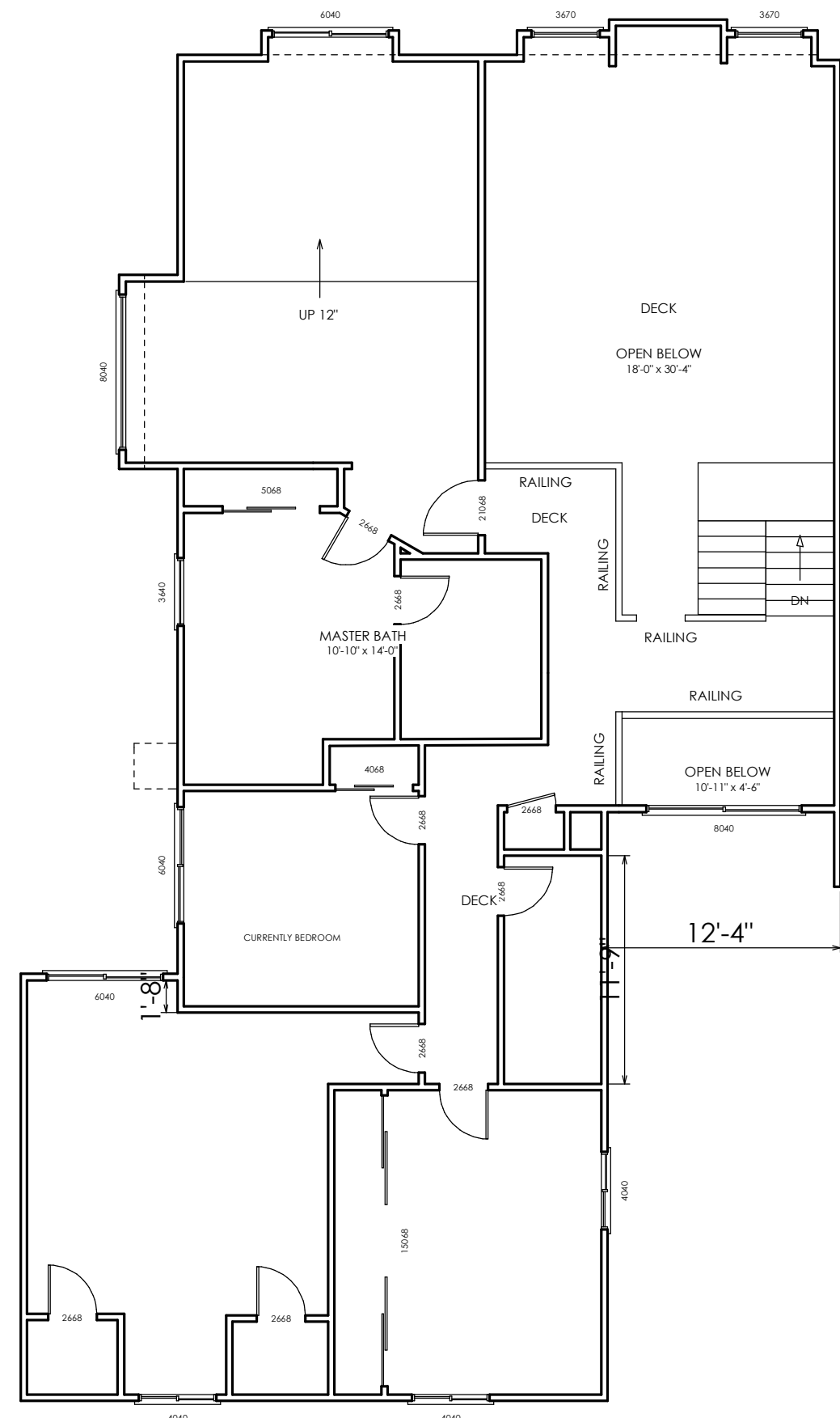
Job

Sheet

A-1

Of Sheets

CITY PTS # 572846



AS-BUILT FLOOR PLAN
SCALE: 1/8" = 1'-0"

UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

LOWER FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL AND DEMO LEGEND:

- NEW WALL
- EXISTING WALL
- TO BE REMOVED

REVISIONS
ALEX FAULKNER DESIGNS
2120 JIMMY DURANTE BLVD., SUITE 114 DEL MAR, CA 92014 858.481.1819
MOEL/DUBIN REMODEL
2807 VIA POSADA LA JOLLA, CA 92037
Date 10.07.17
Scale
Drawn
Job
Sheet
Of Sheets

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

- 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) 7855 LA JOLLA VISTA DR. 346 741 34 00
- Project contact name, phone, e-mail COLIN HERNSTAD 619 921 0114 COLINHERNSTAD@GMAIL.COM.
- Project description, plus
 - lot size 21988 SQFT.
 - existing structure square footage and FAR (if applicable) 4726 SQFT FAR .21
 - proposed square footage and FAR 5407 SQ. FT FAR .25
 - existing and proposed setbacks on all sides * SEE BELOW.
 - height if greater than 1-story (above ground) N/A.
- Project aspect(s) that the applicant team is seeking Trustee direction on. (community character, aesthetics, design features, etc.) CONTEMPORARY LOOK WITH RECTILINEAR DESIGN, FLAT ROOFS WITH PARKPET WALLS

Action Items

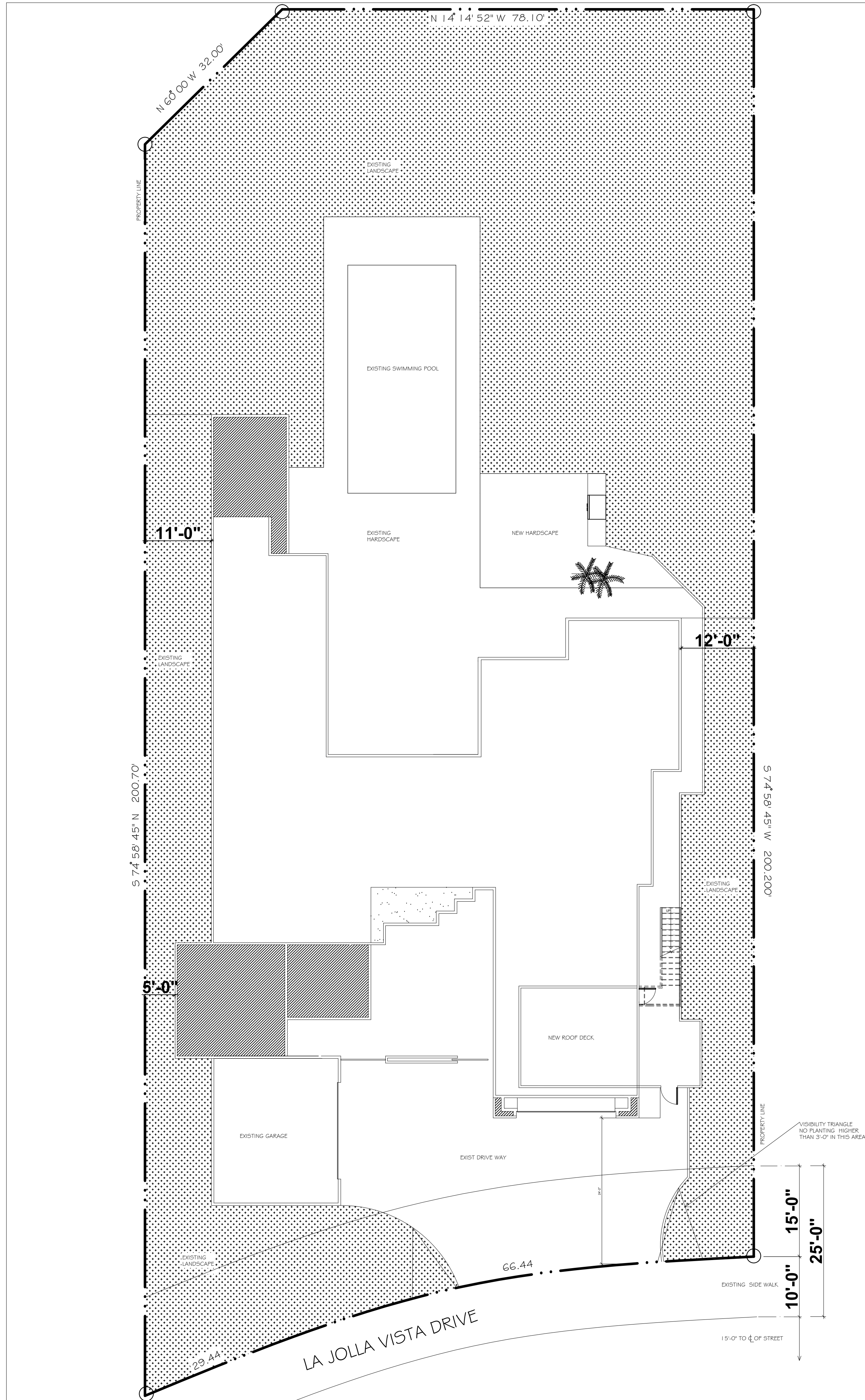
- Project PTS number from Development Services and project name (only submitted projects can be heard as action items)
- Address and APN(s) 7855 LA JOLLA VISTA DR. 346 741 34 00
- Project contact name, phone, e-mail COLIN HERNSTAD 619 921 0114 COLINHERNSTAD@GMAIL.COM
- Project description, plus
 - lot size 21988 SQ FT.
 - existing structure square footage and FAR (if applicable) 4726 SQ FT. FAR .21
 - proposed square footage and FAR 5407 SQ FT. FAR .25
 - existing and proposed setbacks on all sides * SEE BELOW
 - height if greater than 1-story (above ground) N/A.

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.

Marlon I. Pangilinan
Senior Planner
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1010 Second Avenue, Ste 1100 MS 413
San Diego CA 92101
619 235-5293
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* SET BACKS

NORTH = 5'-0"
 EAST = 66'-0"
 SOUTH = 12'-0"
 WEST = 24'-0" UNCHANGED
 (STREET)



SITE PLAN
 $\frac{3}{32}'' = 1 \text{ FOOT}$

PROPOSED ADDITION
 EXISTING AREA TO BE REMOVED



DESIGN AND BUILD
 Colin Herstad
 (619) 921-0114
 HERH-CRE INC
 8515 La Jolla
 Scripps Drive North
 LA JOLLA CA 92037
 License no. 889247
 colinherstad@gmail.com
 fax (656) 6238477

OSTROFF RESIDENCE

7855 LA JOLLA VISTA DR. LA JOLLA, CA 92037

DRAWING TITLE	
SCALE	DATE
DRAWN	JOB
SHEET	
A4	
SHEETS	

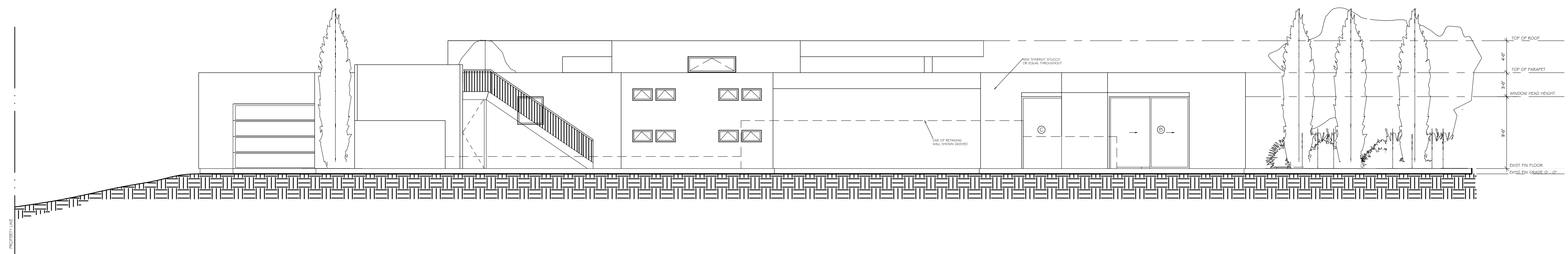
DESIGN
AND
BUILD

Colin Herstad
(619) 921-0114

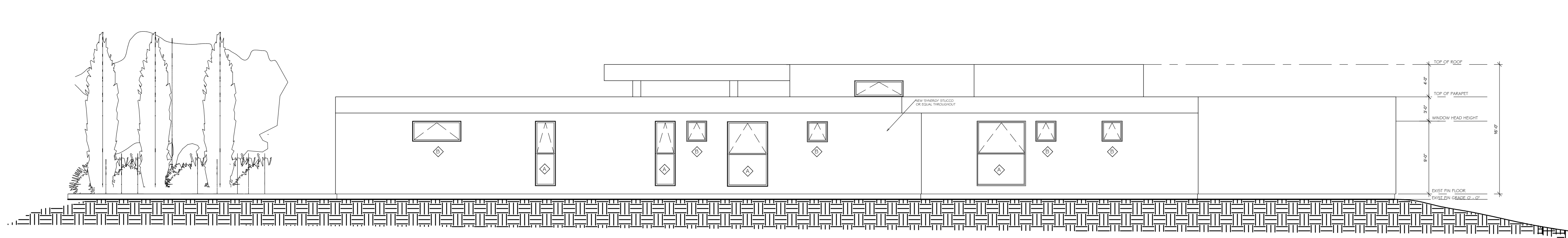
HERN-CRE INC
8515 La Jolla
Scenic Drive North
LA JOLLA CA 92037

License no. 889247

colinherstad@gmail.com
fax (656) 6238477



SOUTH ELEVATION
EIGHTH INCH=ONE FOOT



NORTH ELEVATION
EIGHTH INCH=ONE FOOT

OSTROFF RESIDENCE

7855 LA JOLLA VISTA DR. LA JOLLA, CA 92037

DRAWING TITLE

SCALE DATE

DRAWN JOB

SHEET

111

SHEETS

DESIGN AND BUILD

Colin Herstad
(619) 921-0114

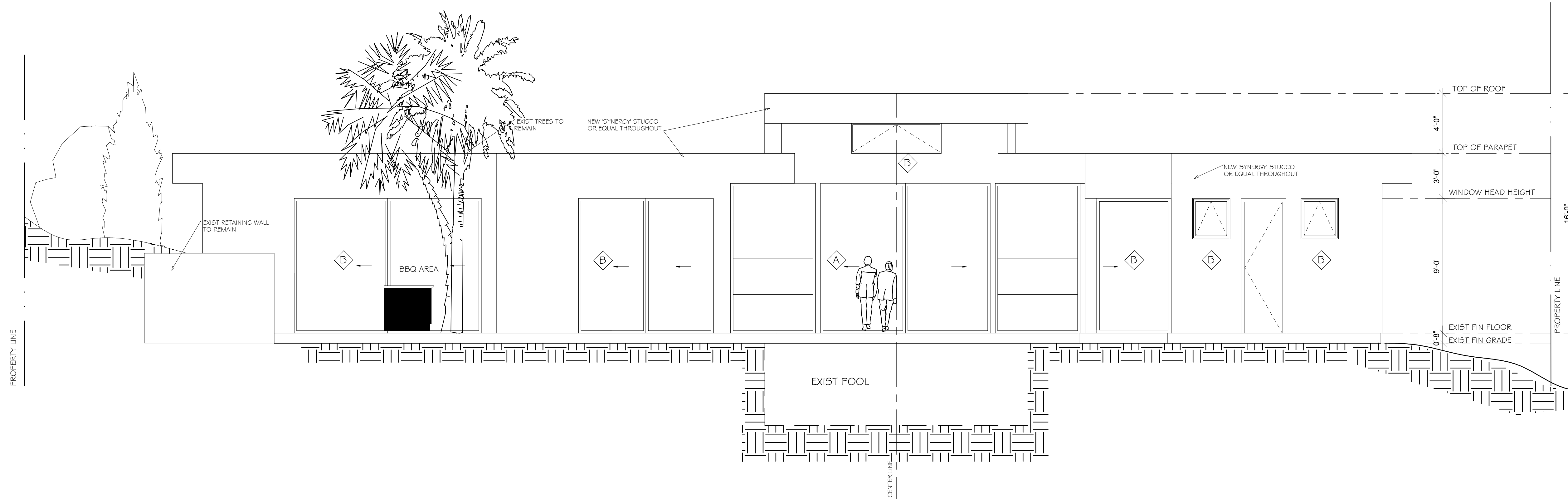
HERN-ORE INC
8515 La Jolla,
Scenic Drive North
LA Jolla CA 92037

License no. 889247

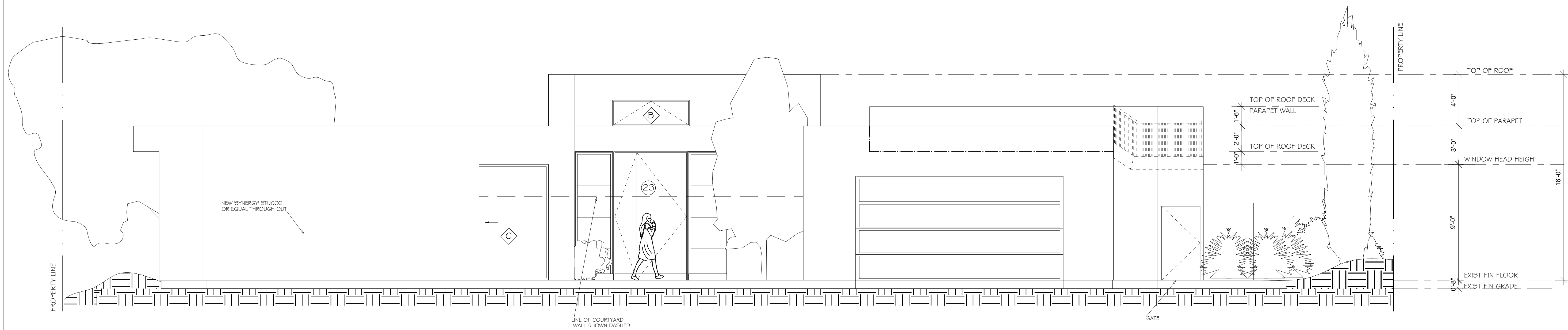
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OSTROFF RESIDENCE

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EAST ELEVATION
QUARTER INCH=ONE FOOT



WEST ELEVATION
QUARTER INCH=ONE FOOT

DRAWING TITLE

SCALE DATE

DRAWN JOB

SHEET

A12
SHEETS