

**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-1126789
- Address and APN(s):
8216 Prestwick Drive
APN : 346-333-0100
- Project contact name, phone, e-mail:
A.J. REMEN
ARISTA ARCHITECTS
(858) 454-4555
aremen@aristaarchitects.com
- Project description:
Renovation to existing single-story single-family residence, to add @ 1,100SF to an existing 4,332SF home. The reconfiguration of the main floor includes new additions at interior courtyard, and minor additions at side and rear yards. Reconfiguration of roof line is proposed to align with added interior volume and in keeping with proposed architectural character. No second floor level is proposed.
- 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: 20,473 SF (half of site is hillside)
 - existing structure square footage and FAR (if applicable): 4,332 SF ~ 0.21 FAR
 - proposed square footage and FAR: 5,432 - 0.29 FAR
 - existing and proposed setbacks on all sides:
 - Existing setback to property line along Prestwick Drive is **15 ft.**
 - Proposed additions observe same setback.
 - Existing rear yard setback of home from property line is 115' - 8".
 - At new addition, rear yard setback of home from property line is 98' - 8".
 - Existing North side yard setback is 9 - 0".
 - At new addition, proposed north side yard setback is 6' - 0".
 - Existing south side yard setback is 10 - 9".
 - At new addition, proposed south side yard setback is 6' - 0".
 - height if greater than 1-story (above ground):
Renovations and additions are to keep home as single 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 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

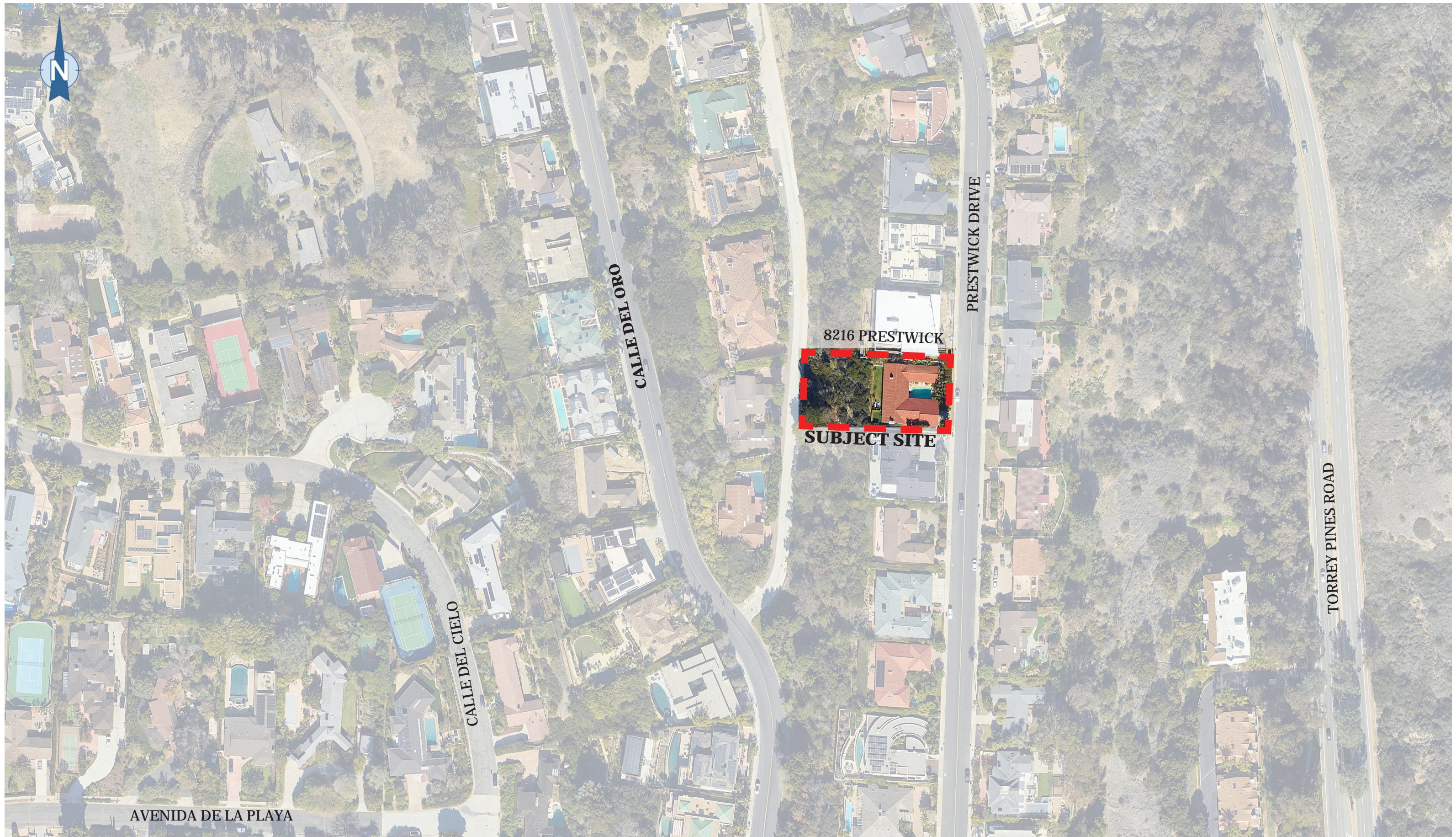




EXHIBIT 'A'



8216 PRESTWICK DRIVE LA JOLLA, CA

ARCHITECTURE
PRESERVATION
INTERIOR DESIGN

7755 Fay Avenue, Suite C
La Jolla, CA 92037
AristaArchitects.com

NEIGHBORHOOD BUILDING DATA

SITE ADDRESS	BLDG SQFT W/ 500sqft GARAGE	LOT SIZE (SQFT)	F.A.R.	STORIES	MIN. SIDEYARD SETBACK
PRESTWICK DRIVE					
8230	11,264	20,038	0.59	1	4'-3"
8244	4,478	22,216	0.22	1	4'-11"
8258	3,056	22,651	0.16	1	7'-6"
8257	3,202	19,602	0.19	2	6'-8"
8243	2,825	20,909	0.16	2	5'-10"
8229	3,361	20,473	0.19	2	5'-10"
8215	3,595	20,473	0.20	2	7'-6"
8216	5,432	20,791	0.29	1	6'-0"
8201	3,364	21,344	0.18	2	4'-5"
8195	2,860	21,344	0.16	2	4'-9"
8182	4,513	24,829	0.20	1	7'-6"
8194	2,475	21,780	0.14	1	14'-1"
8204	3,317	21,344	0.18	1	7'-6"
CALLE DEL ORO					
2586	2,511	19,166	0.16	1	19'-0"
2572	4,244	18,731	0.25	2	6'-4'
2562	9,945	42,253	0.25	1	21'-0"

SUBJECT
PROPERTY
(AS PROPOSED)

EXHIBIT 'B'



8216 PRESTWICK DRIVE
LA JOLLA, CA

ARCHITECTURE
PRESERVATION
INTERIOR DESIGN

7755 Fay Avenue, Suite C
La Jolla, CA 92037
AristaArchitects.com



2562 CALLE DEL ORO
10,445 SF ~ 0.25 FAR

8244 PRESTWICK
4,978 SF ~ 0.22 FAR

8243 PRESTWICK
3,325 SF ~ 0.16 FAR

8230 PRESTWICK
11,764 SF ~ 0.59 FAR

8229 PRESTWICK
3,861 SF ~ 0.19 FAR

2572 CALLE DEL ORO
4,744 SF ~ 0.25 FAR

8216 PRESTWICK
5,432 SF ~ 0.29 FAR

SUBJECT SITE

8215 PRESTWICK
4,095 SF ~ 0.20 FAR

8204 PRESTWICK
3,817 SF ~ 0.18 FAR

2586 CALLE DEL ORO
3,011 SF ~ 0.16 FAR

8201 PRESTWICK
3,864 SF ~ 0.18 FAR

8194 PRESTWICK
2,975 SF ~ 0.14 FAR

8195 PRESTWICK
3,360 SF ~ 0.16 FAR

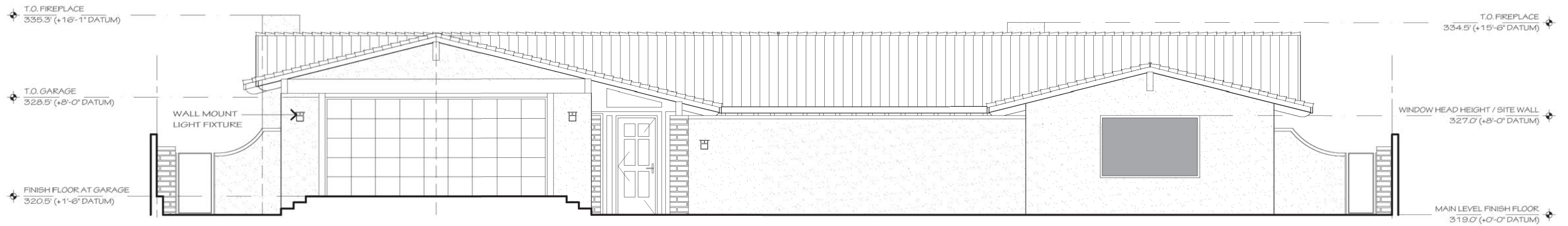
8182 PRESTWICK
5,013 SF ~ 0.20 FAR

EXHIBIT 'C'

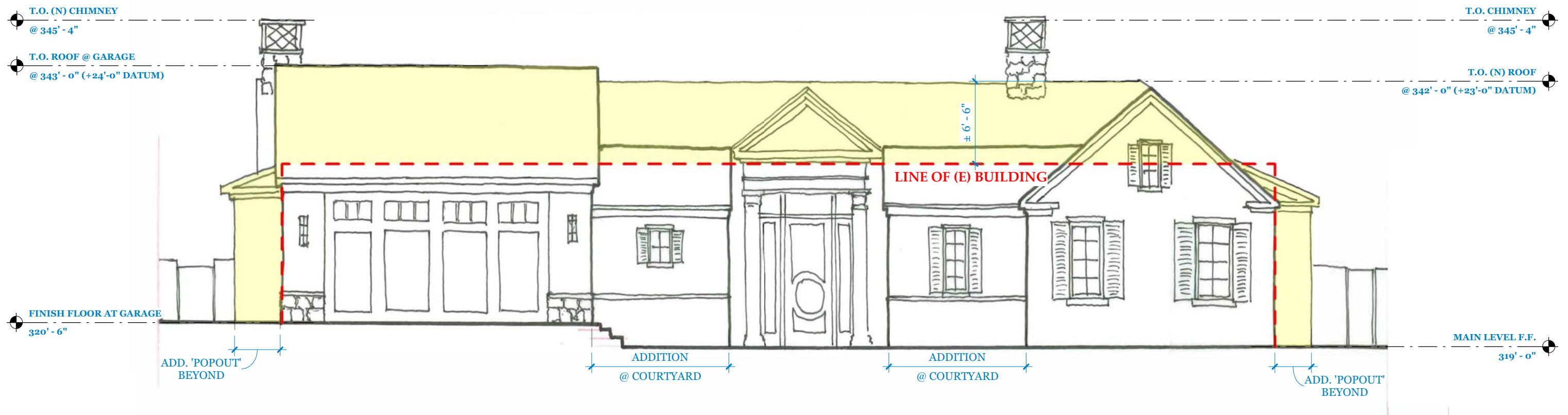
EXISTING PHOTO CONTEXT



EXHIBIT 'E'

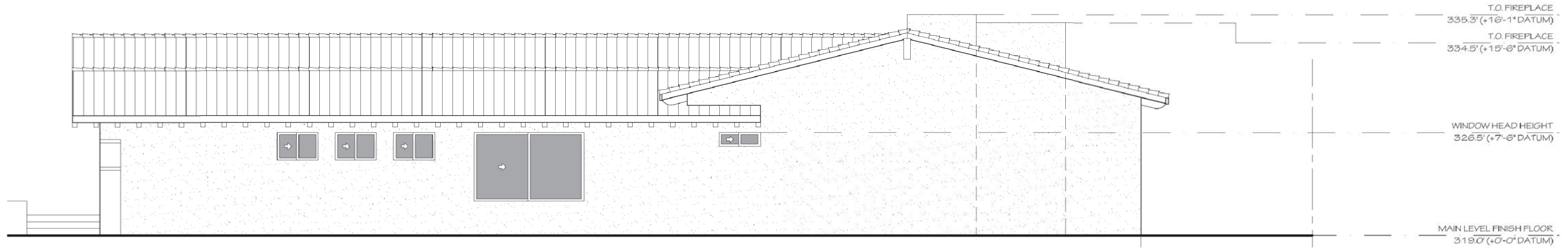


1 EAST ELEVATION - EXISTING
 1/8" = 1'-0"

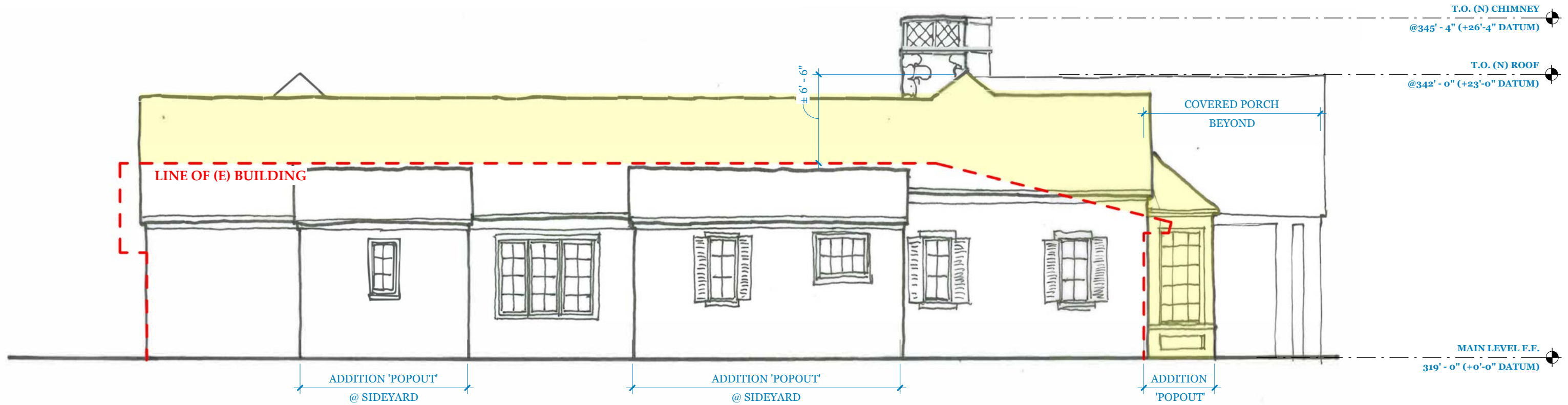


2 EAST ELEVATION - PROPOSED 24' HEIGHT
 1/8" = 1'-0"

EXHIBIT 'F'

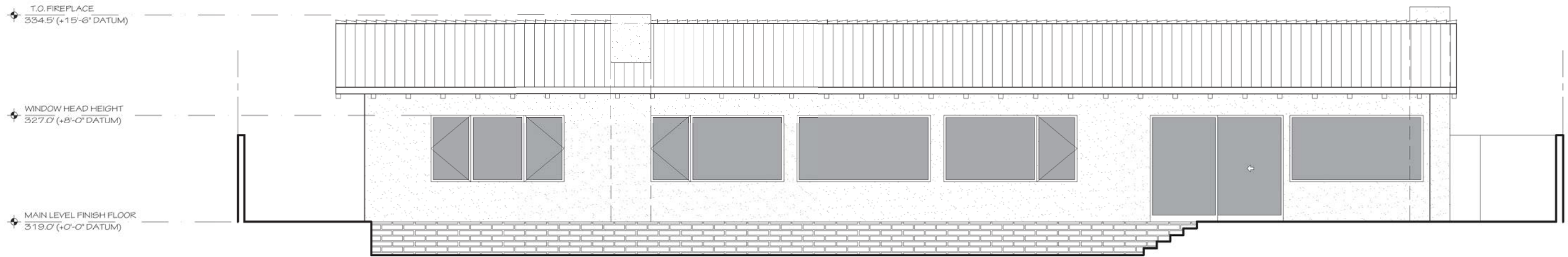


1 NORTH ELEVATION - EXISTING
1/8" = 1'-0"

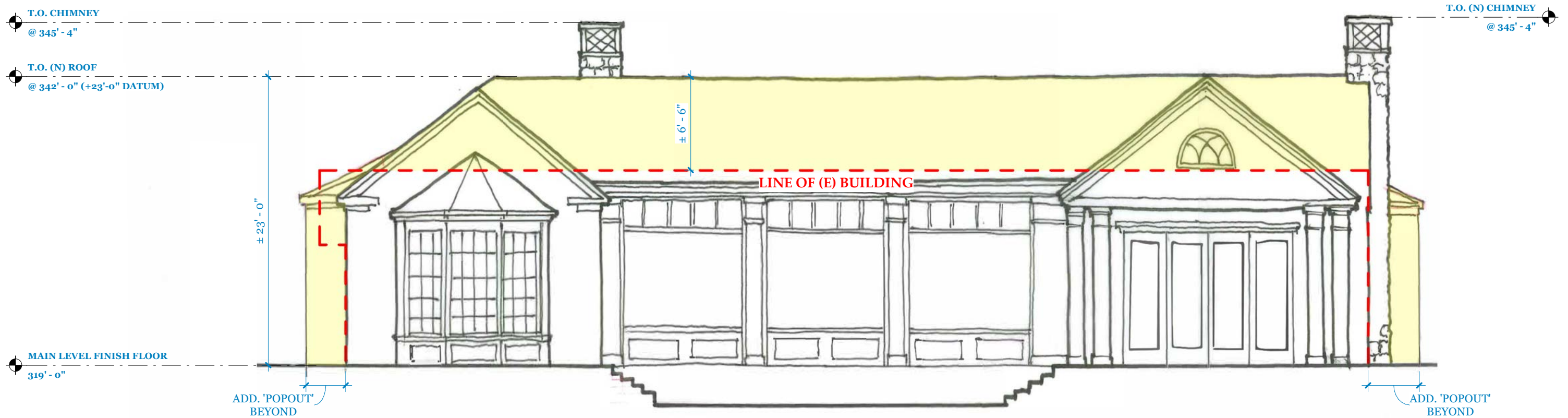


2 NORTH ELEVATION - PROPOSED 24' HEIGHT
1/8" = 1'-0"

EXHIBIT 'G'

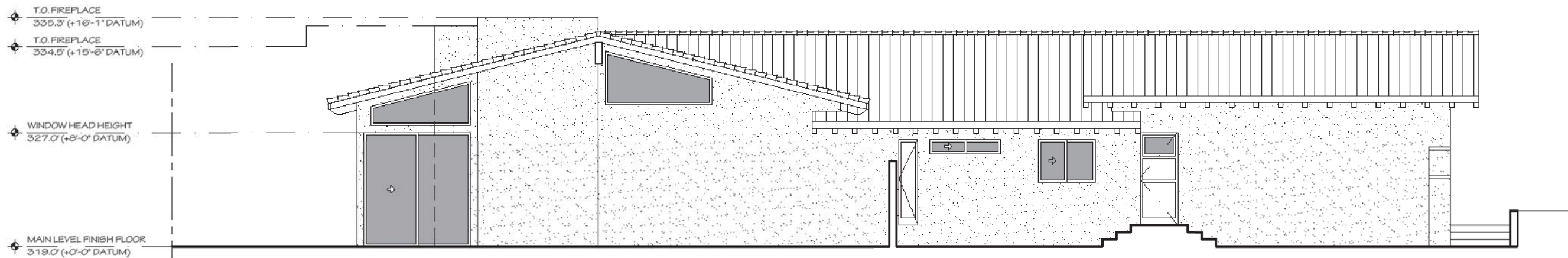


1 WEST ELEVATION - EXISTING
 1/8" = 1'-0"

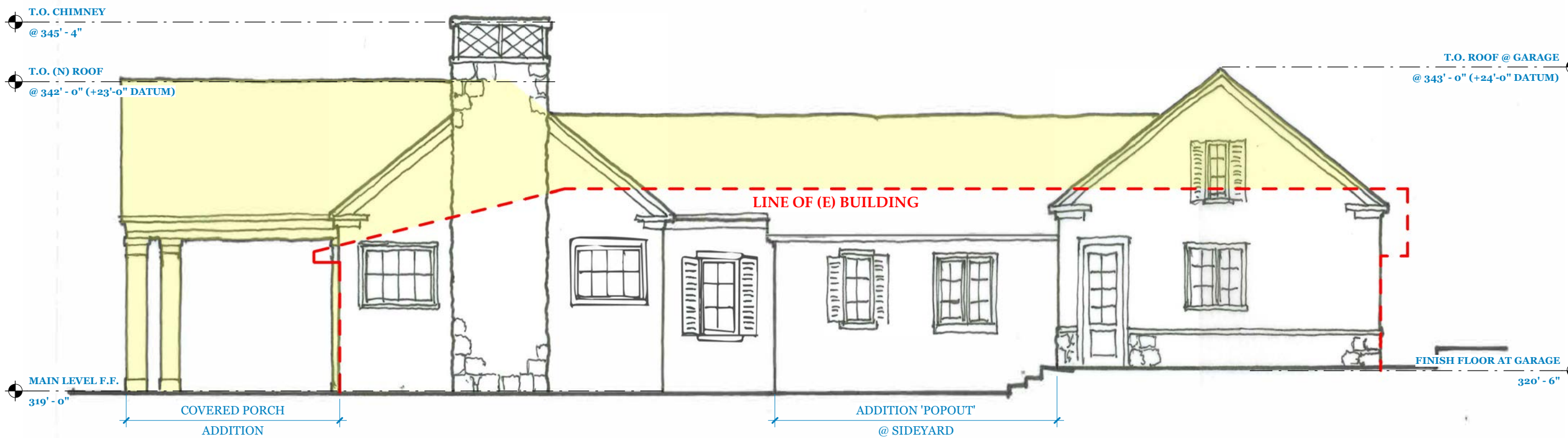


2 WEST ELEVATION - PROPOSED 24' HEIGHT
 1/8" = 1'-0"

EXHIBIT 'H'



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



2 SOUTH ELEVATION - PROPOSED 24' HEIGHT
 1/8" = 1'-0"

EXHIBIT 'I'

DESIGN SUMMARY

A. 'Bulk and Scale'

- Not attempting to add second floor, merely reshaping roofline
- Areas of addition are generally along sideyards, or within existing 'footprint' of home, adding minor architectural embellishment to align with refreshed vernacular
- Areas of addition are hardly visible from street, given existing plantings and how the existing house sits below street level (@ 5'-0" below street level)
- 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
- Change in height is relative to areas of minor addition, and simply altering slope of roofline to be consistent with more traditional form of house. Increase of only @ 2'-6" of ridge height is minimal given house is set below street level and not impacting neighboring properties.

B. Visibility Impact

- While proposed modification to roofline would be higher than existing, it is resultant of 'resloping' roof and higher volume at living space at rear of property
- Improvements have no impact to public view, given that most 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 15 feet away from property line, and over 24 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.

EXHIBIT SUMMARY

IB 621 - REVIEW CRITERIA

A. Size of the Addition

- Existing overall Gross Floor Area (GFA) – 4,332 sq.ft. (includes single story attached garage)
- Existing Floor Area Ratio (FAR) $4,332 / 20,473$ sq.ft. lot = .21 FAR
- Proposed addition of 1,100 sq.ft., equates to a new GFA of 5,432 sq.ft.
- Proposed Floor Area Ratio (FAR) = $5,432 / 20,473 = .29$ FAR
- The proposed Floor Area Ratio is in general conformance with those in the vicinity, and well less than the maximum zoning if the site was an RS zone (0.59)

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

- The front setback, from the existing Garage and House to the face of curb at street is 24' – 2" ft., at its closest distance.
- Project additions do not change the front setback of the existing house. The proposed front setback, from the proposed addition to property line is 15 ft.
- The proposed additions are mostly within the existing courtyard, with sideyard additions not really visible from the street due to the house being lower than the street. Additions will have very little visibility from the public right-of-way (due to plantings) and is clearly in general conformance with those in the vicinity. The resloping of the roof would be visible from the street but is within the existing footprint of the home

C. Increases in height from existing development on site

- Home would remain single story.
- Existing structure is single story with highest roof ridge is approximately 15 feet - 6 inches, above existing grade with an additional 3 ft. for existing fireplace chimney, overall maximum

height is approximately 18 feet-6 inches.

- Proposed resloping of the roof results in the highest roof ridge approximately 23 feet (24 at garage) above existing grade, an increase of 8 ½ feet.

D. Reduction of existing building and structure setbacks

- At new additions, front yard setback remains the same – 15' – 0".
- Existing rear yard setback of home from property line is 115' - 8".
- At new addition, rear yard setback of home from property line is 98' - 8".
- Existing North side yard setback is 9 – 0".
- At new addition, proposed north side yard setback is 6' – 0".
- Existing south side yard setback is 10 – 9".
- At new addition, proposed south side yard setback is 6' – 0".
- The proposed 6 foot setback is clearly in general conformance with those in the vicinity, with a number of houses on the west side of Prestwick having sideyard setbacks of 4-feet.

E. Increased lot coverage from exist. development on site

- Existing lot coverage 34 %
- Proposed lot coverage 37% (increase of @ 542 sqft.)

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 at the existing house or the proposed additions, as none exist currently