

DEVELOPMENT SUMMARY:

BRIEF NARRATIVE:

- Demolish existing detached 2-car garage and carport
- Construct a new 2 car garage, carport, and workshop, with 2 bdrm/2bath Companion Unit above
- Construct a covered deck over workshop
- This project consists of a Coastal Development Permit for the proposed Companion Unit.

PROJECT TEAM:

- JOSH RENNER DESIGN 619.990.8942
- TIM LUEY, SURVEYOR 858.356.7142
- SOLID FORMS ENGINEERING 858.376.7734
- EARTHTEK UNLIMITED, LLC 760.468.9158

LEGAL DESCRIPTION: LOT 33 & WLY 15 FT LOT 34 BLK C TR 887

APN: 351-350-17-00

OWNER: MARILYN NELSON
420 BONAIR STREET
LA JOLLA, CA 92037

TYPE OF CONSTRUCTION: TYPE VB

OCCUPANCY CLASSIFICATION: R-3 OCCUPANCY AND U OCCUPANCY

ZONING DESIGNATION: -RM1-1 ZONE
-BEACH PARKING IMPACT OVERLAY ZONE
-COASTAL HEIGHT LIMIT OVERLY ZONE

GROSS SITE AREA: 5,200 SQ FT

GROSS FLOOR AREAS: 2,824 SQ FT

o EXISTING FLOOR AREA: 833 SQ FT

o PROPOSED GARAGE, WORKSHOP 873 SQ FT

o PROPOSED COMPANION UNIT 1,118 SQ FT

o F.A.R.: (MAX=0.75).....3,287/5,200=ACTUAL: 0.632

o COVERED DECK IS N/A IN THIS CALCULATION

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

YEAR CONSTRUCTED: 1941

GEOLOGICAL

HAZARD CATEGORY: 53

LANDSCAPE AREA: N/A

RESIDENTIAL UNIT COUNT: -1 EXISTING SINGLE FAMILY RESIDENCE

-1 PROPOSED RESIDENTIAL COMPANION UNIT

PARKING: -(2) 9'X20' STANDARD PARKING SPACES IN GARAGE

-(1) 9'X20' STANDARD PARKING SPACES IN CARPORT

-(2) BICYCLE SPOTS

DENSITY BONUS PROGRAMS: N/A FOR SINGLE FAMILY RESIDENCE

COMMON/PRIVATE SPACES: N/A FOR SINGLE FAMILY RESIDENCE