La Jolla Community Planning Group

391 Via Del Norte Companion Unit

Master Architects:
Herbert Mann / Thomas Shepherd

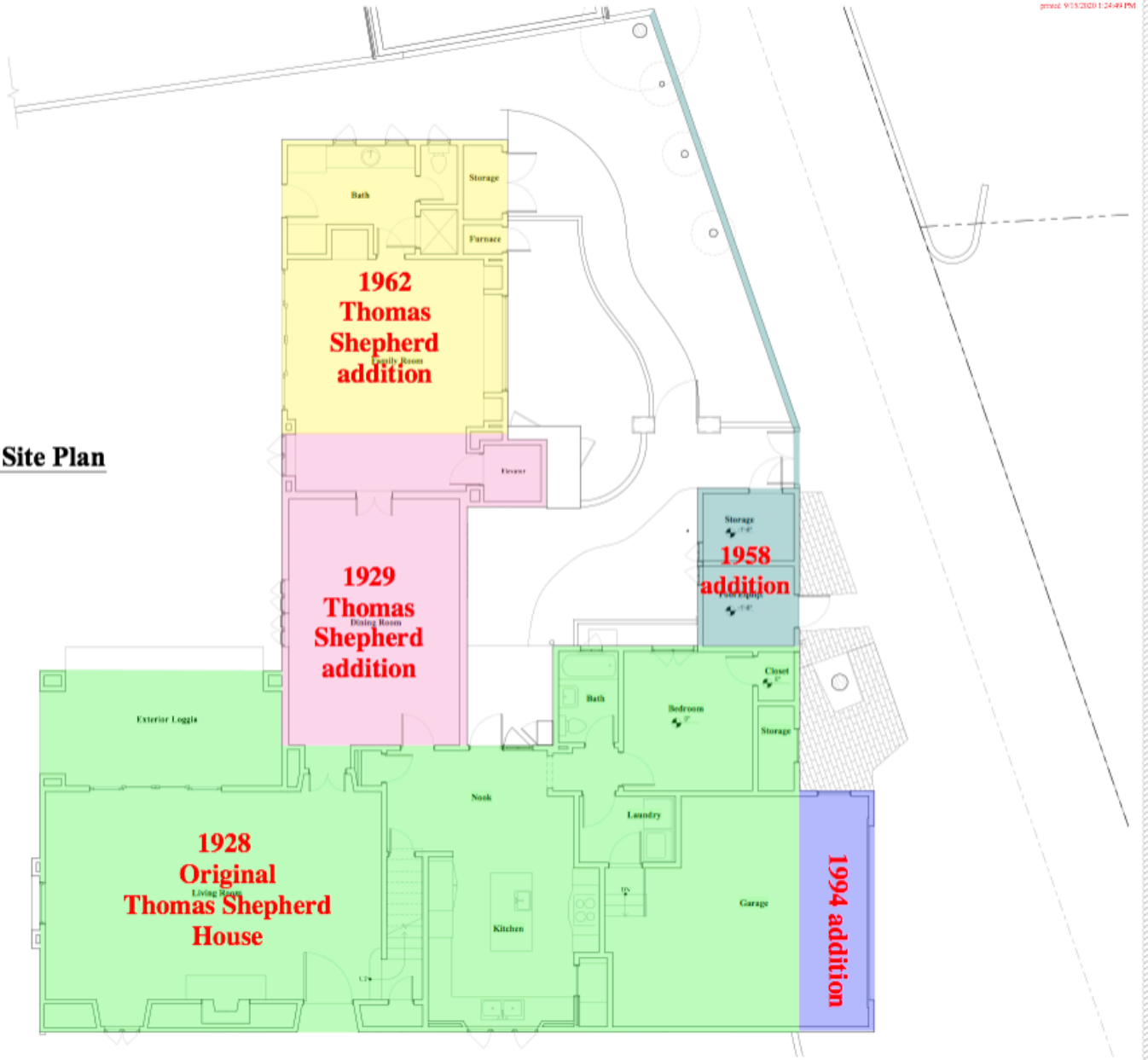
JOHNSON & JOHNSON ARCHITECTURE

Historic Site# 560
March 9, 2021

Via del Norte
Alley
La Jolla Blvd.

Existing First Floor & Partial Site Plan

1/4" = 1'-0"



JOHNSON & JOHNSON ARCHITECTURE

8774 Allenrod Road
Lakeside, Ca 92040
619-297-4684
JohnsonArchitecture
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Architecture.com

Drawn by:
Jennifer D. Macdonald

Date: 5/30/2019
Revisions:

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Companion Unit Addition to the
Bielinski Residence
391 Via Del Norte La Jolla, CA 92037
City of San Diego Historic Resource # 560

Drawings:
Existing First Floor & Partial Site Plan

EX-1

PTS #: 664916

M&J Job #: 2019-13

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Development Summary

Project Narrative

Renovation of an existing historically designated 1928, two-story single-family residence (City of San Diego Historic Resource #560) to create a new 639 s.f. attached Companion Unit to allow the Owners to age in place. Project requires discretionary approval for a Coastal Development Permit. Project scope includes:

1. Proposed interior conversion of 189 s.f. of exist. space within the exist. historic envelope to serve as a bedroom for the Companion Unit by combining an exist. 1st floor bedroom and (2) exist. closets
2. A proposed 450 s.f. addition to the rear alley side yard of the property to build a new living, kitchen and bathroom area for the Companion Unit off the converted bedroom.
3. Proposed demolition of an existing 112 s.f. 1958 addition to the rear alley side yard consisting of a pool equip. room & garden storage room.
4. Proposed relocation of existing pool equipment to southeast corner of rear yard, which includes gas line and electrical trenching and decorative site wall to screen the equipment from the within the rear yard (existing perimeter walls screen from the public right-of-way)
5. No deviations are requested

Project Team

Architect:	Johnson & Johnson Architecture 8774 Almond Road Lakeside, CA 92040 Ph: (619) 297-4659 Contact: Paul Johnson
Structural Engineer:	Mangano Consulting PO Box 317 La Jolla, California 92038, US Ph: (858) 886-7207 Contact: Matthew Mangano, P.E.
Surveyor:	Coffman Land Consulting, Inc. P.O. Box 2497, Julian, CA 92036 Ph: (760) 520-4340 Contact: Rick Coffman

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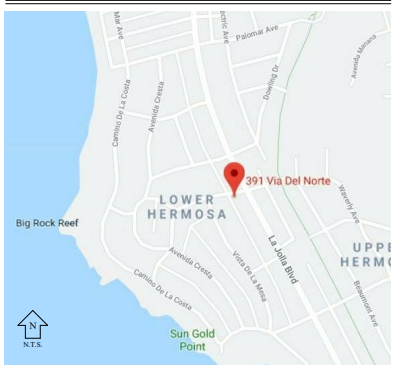
Vicinity Map



Project Information

Legal Description: Lot 19 in block 10 of La Jolla Hermosa, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 1810, filed in the Office of the County Recorder of San Diego, November 21, 1924

Accessor Parcel #: 357-04119-00

Owner: Bielinski Family Trust
Seonaid McArthur & Barry Bielinski
391 Via Del Norte
La Jolla, CA 92037
Ph: (858) 922-5162

Construction Type: Type V, Non-Rated, Unsprinklered

Occupancy Class.: R-3

Zone: RS-1-7

Applicable Overlay Zones: Coastal Height Limit
Coastal (Non-Appealable Area 2) Overlay Zone
Parking Impact
Residential Tandem Parking
Transit Area
Transit Priority Area

Gross Site Area: 11,074 s.f. lot (0.254 Acre)

Floor Area:

Existing Primary Dwelling Unit

1st floor	2,272 s.f.
2nd floor	1,414 s.f.
Garage	330 s.f.
Total	4,016 s.f.
Unfin. Unocc. Basement	204 s.f.

Demolition Primary Dwelling Unit

1st (P.D.U.)	112 s.f.
2nd (P.D.U.)	0 s.f.
Garage (P.D.U.)	0 s.f.

Conversion to Companion Unit

1st (P.D.U.)	189 s.f.
2nd (P.D.U.)	0 s.f.
Garage (P.D.U.)	0 s.f.

Proposed

1st (P.D.U.)	1,971 s.f.
2nd (P.D.U.)	1,414 s.f.
Garage (P.D.U.)	330 s.f.
Companion Unit (C.U.)	639 s.f.
> Ex. Bedrm #1 = 189 s.f.	
> Addition = 450 s.f.	
Total	4,354 s.f.

Allowable F.A.R.: 0.53

Actual F.A.R.: 0.39
(4,354 total s.f. proposed / 11,074 s.f. lot = 0.3932)

Project Information

Years Constructed:

1928 Original 2-story house & garage

1929 2-story dining room, porch, master bedroom & master bath addition

1958 Swimming pool, pool equipment room and garden storage room addition (pool equip. & garden storage rooms to be demo'd under this permit)

1962 1-story family room & bath addition, which included converting the 1929 porch and adding an elevator to the 2nd floor

1994 Kitchen renovation & garage expansion

Geologic Hazard Category: 53 - Level or sloping terrain, unfavorable geologic structure, low to moderate risk

Landscape Area:
Existing: 2,765 sq ft
Proposed: 2,434 sq ft

Residential Unit Count:
Single-Family Primary Dwelling Unit 1
Companion Unit 1

Use:
Existing: Single Family Residence
Proposed Single Family Residence w/ Companion Unit

Project Information

Required Off-Street Parking:
Existing Total: 2, within exist. 2-car garage
Proposed Total: 2, within exist. 2-car garage*

*Per 141.0302(a)(8)(C) & (D), no additional parking required for the Companion Unit if it is located within a historically designated resource (this resource is City of San Diego Landmark #560), Transit Area or Transit Priority Area.

Setbacks: per table 131-04D and sections noted below

Front	15'
Street Side	8'
(0.1 x 83.25' lot width = 8.3 ft)	
Rear Alley*	5'
Side	
(0.08 x 83.25' lot width = 6.7 ft)	7'

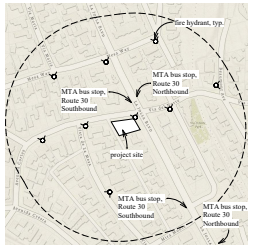
*Per 131.0443(a)(2)(B), where a rear yard abuts an alley, one-half of the alley width, but not more than 10 feet, may be counted toward the required rear setback. In no case shall a rear setback using this provision be less than 5 feet on the premises. Adjacent alley is 20 feet wide.

Easements: None

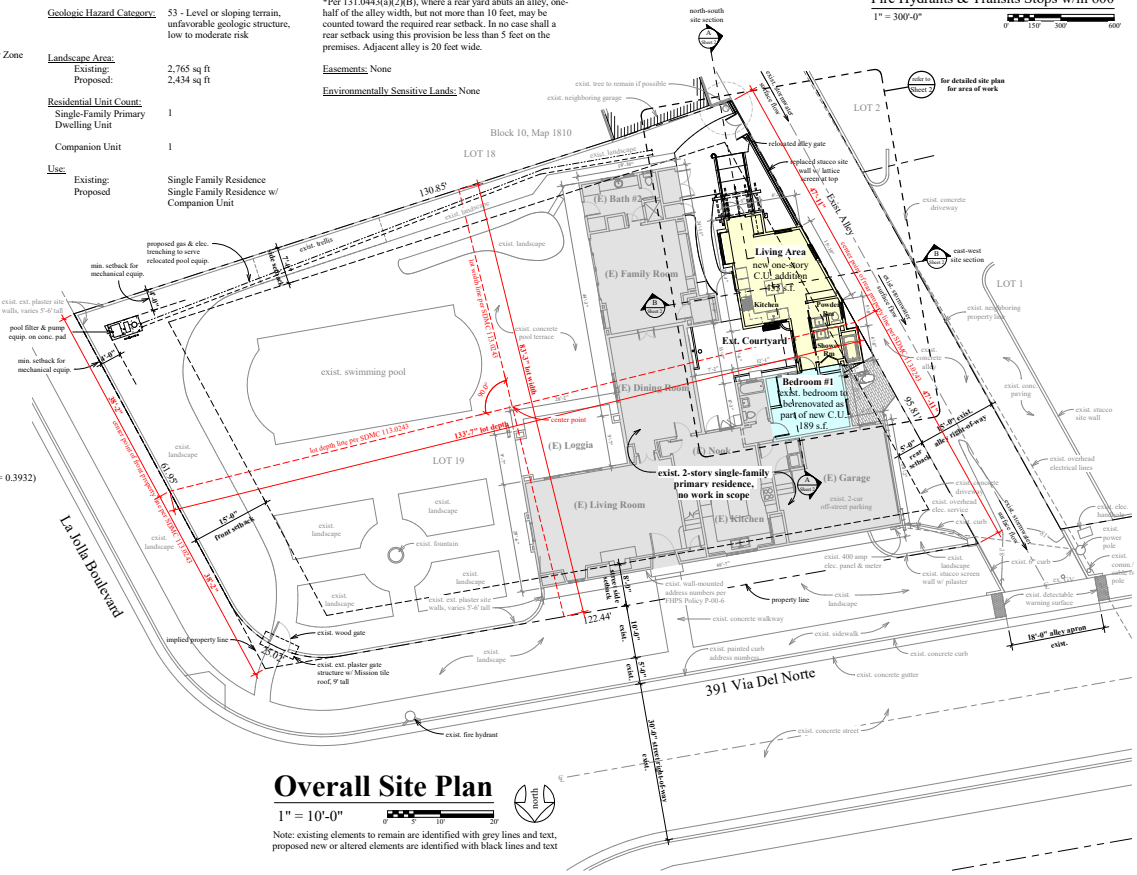
Environmentally Sensitive Lands: None

General Notes

1. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.



Fire Hydrants & Transits Stops w/in 600'
1" = 300'-0"



Overall Site Plan

1" = 10'-0"

Note: existing elements to remain are identified with grey lines and text, proposed new or altered elements are identified with black lines and text

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Drawn by: Jennifer D. Macdonald

LICENSED ARCHITECT No. C 21850 STATE OF CALIFORNIA

Development Plan Package for a Companion Unit Addition to the
Bielinski Residence
391 Via Del Norte La Jolla, CA 92037
City of San Diego Historic Resource # 560

Orig. Preparation Date: 7/16/2020
Revisions: 12/28/2020

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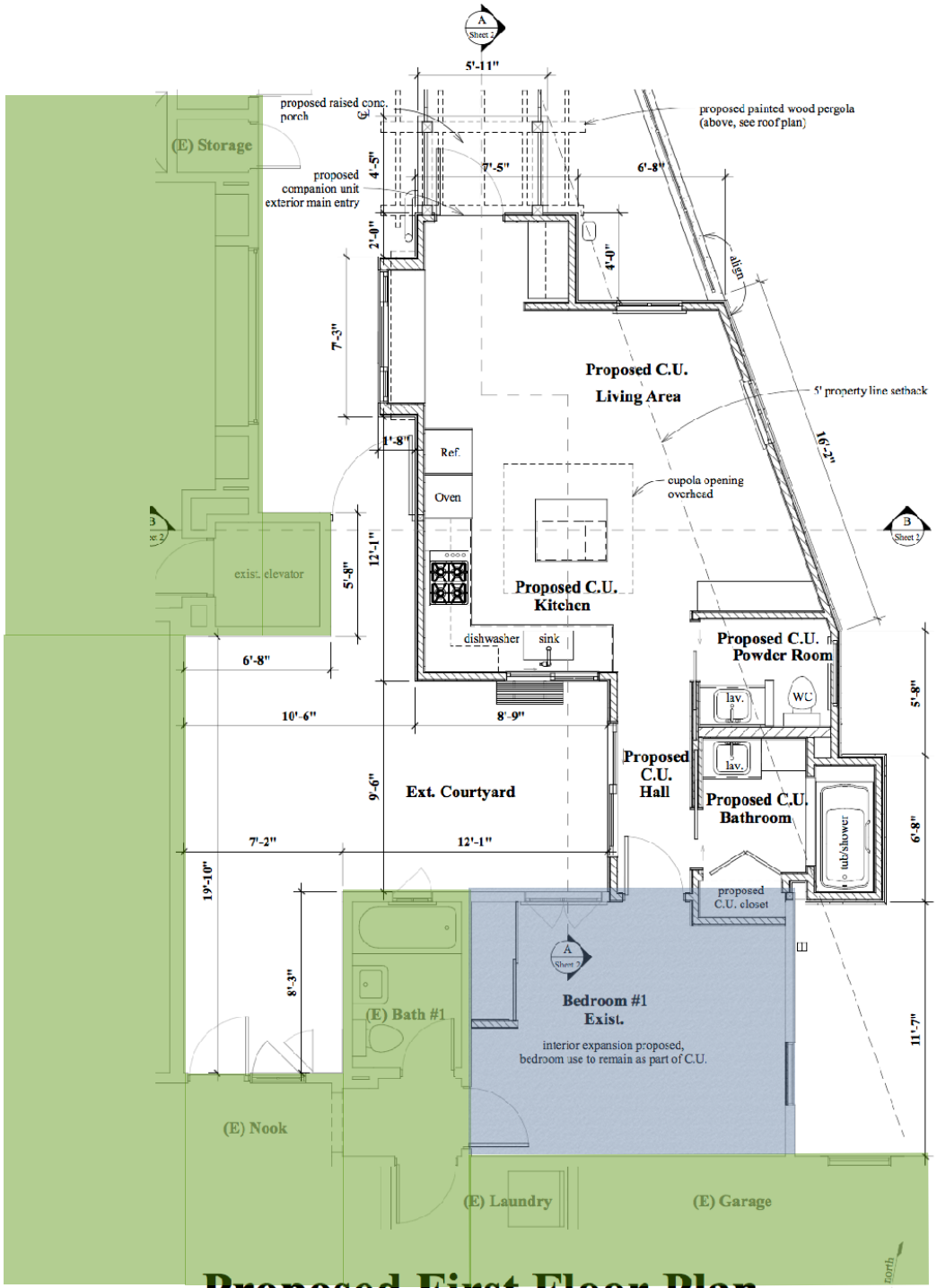
Drawings: Site Plan & Develoment Summary

Sheet #1 of 5

PTS #: 664916

J&J Job No.: 2019-13

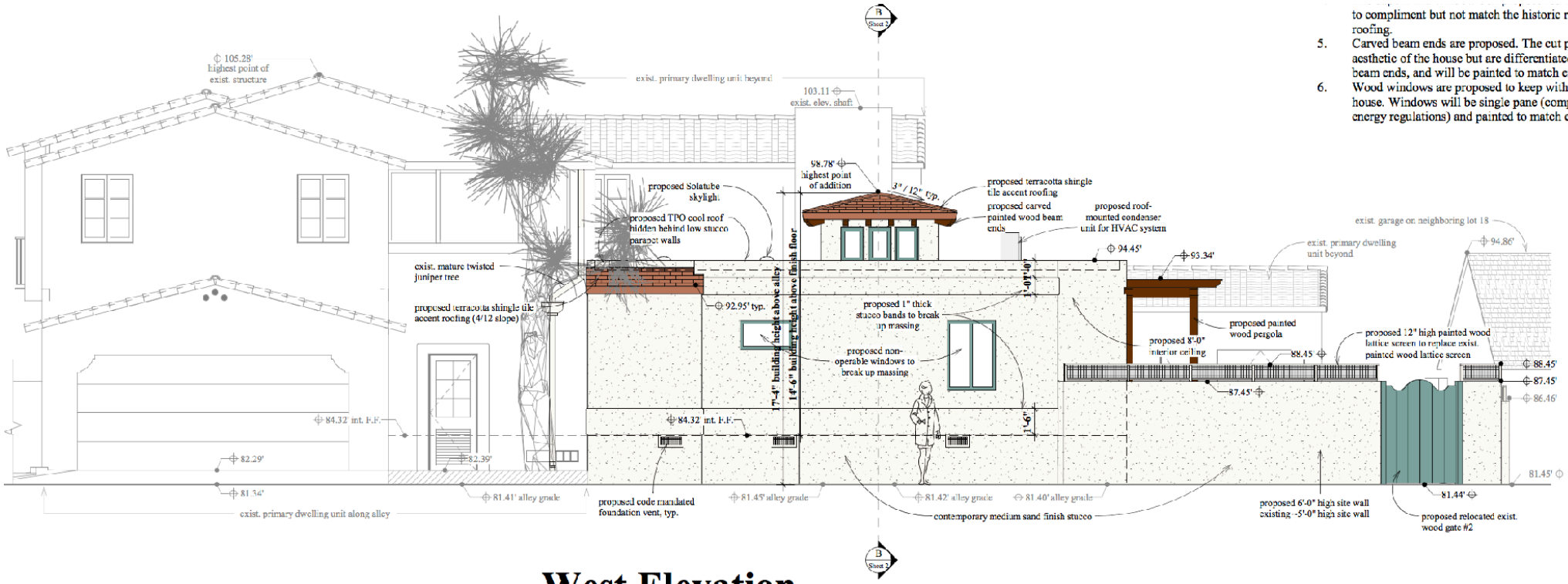


Proposed First Floor Plan

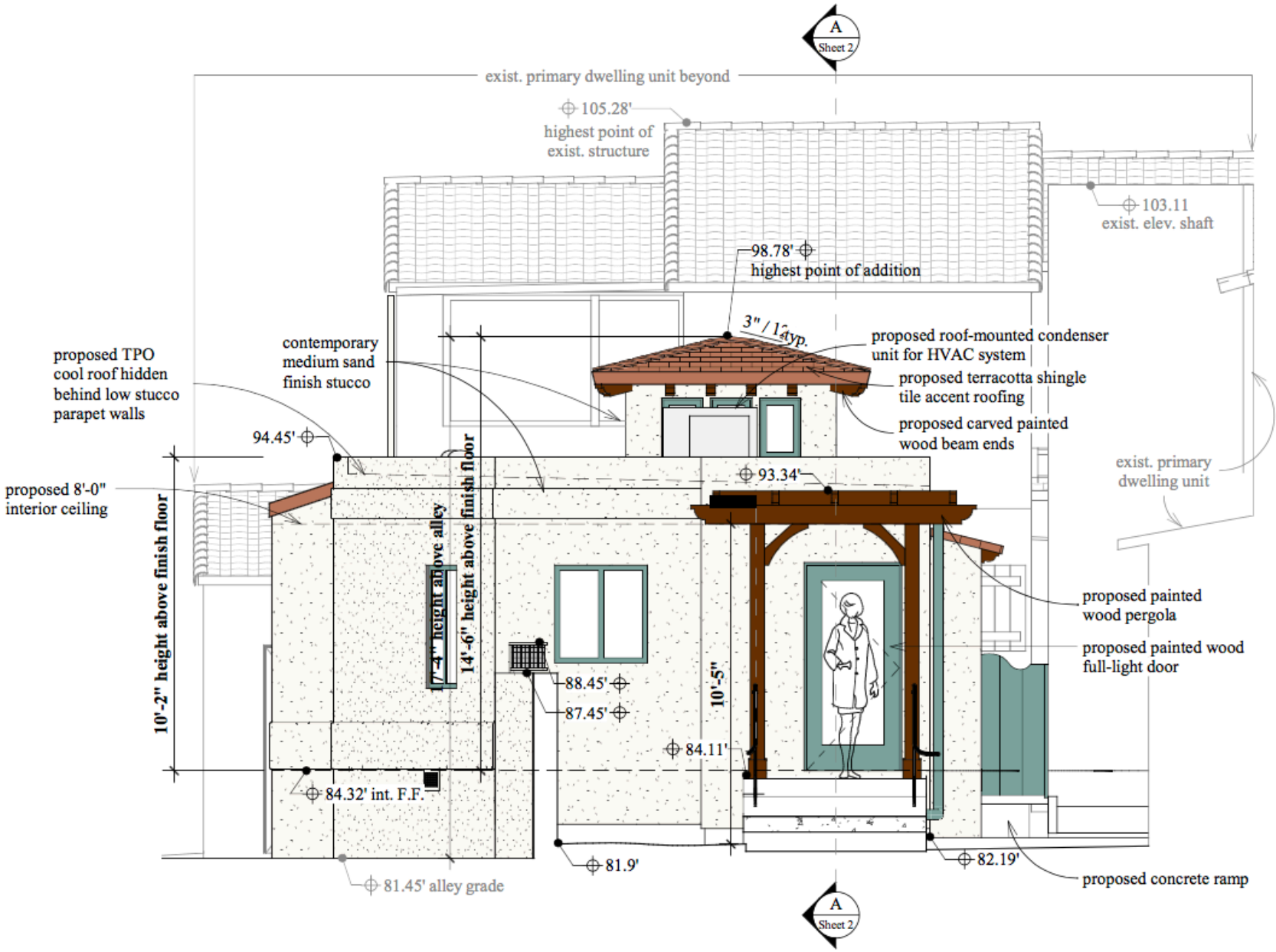
1/4" = 1'-0"

to compliment but not match the historic red Mis
roofing.

5. Carved beam ends are proposed. The cut profiles
aesthetic of the house but are differentiated from
beam ends, and will be painted to match existing
6. Wood windows are proposed to keep with the aes
house. Windows will be single pane (complying
energy regulations) and painted to match existing



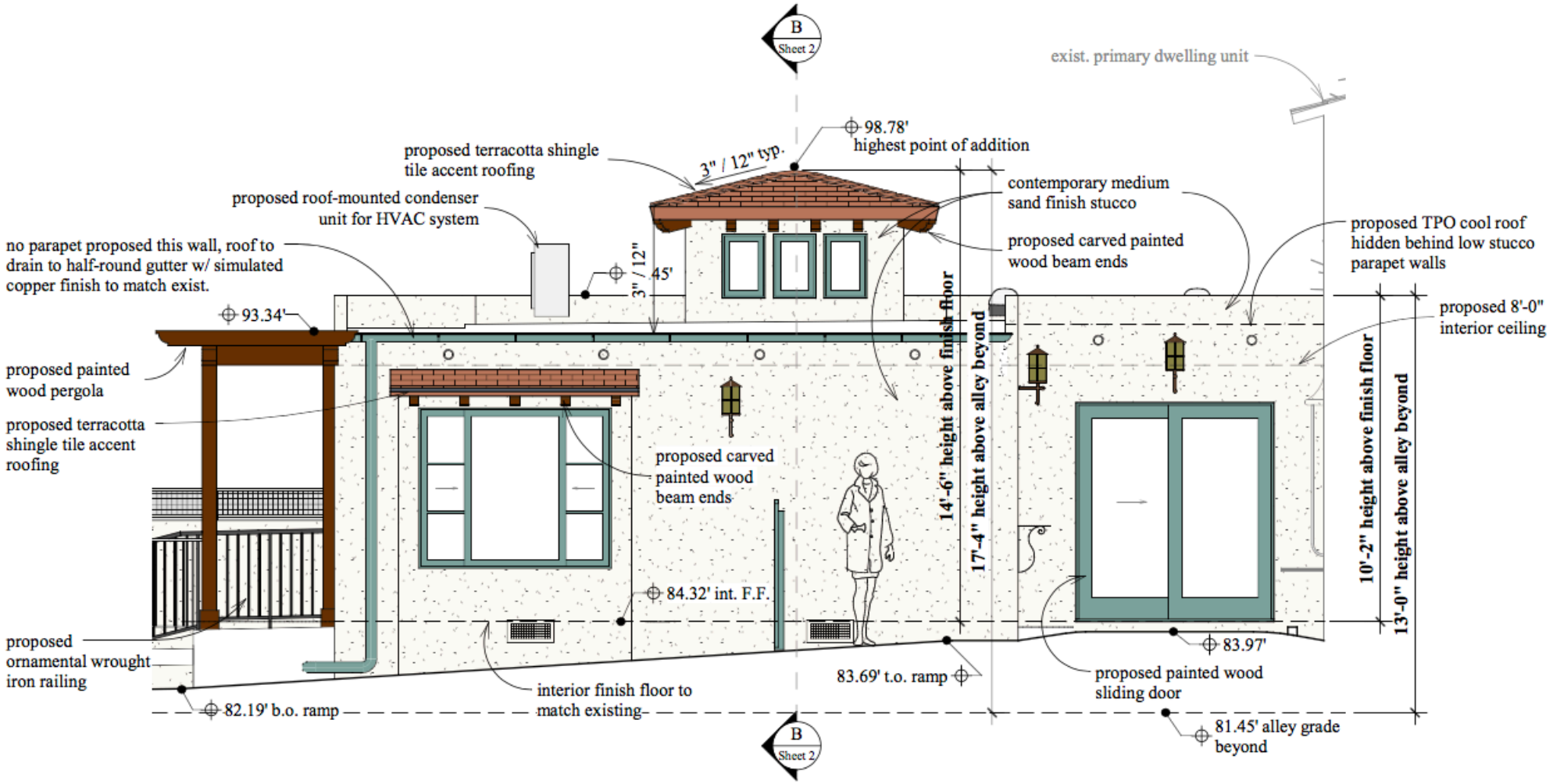
West Elevation



South Elevation

1/4" = 1'-0"

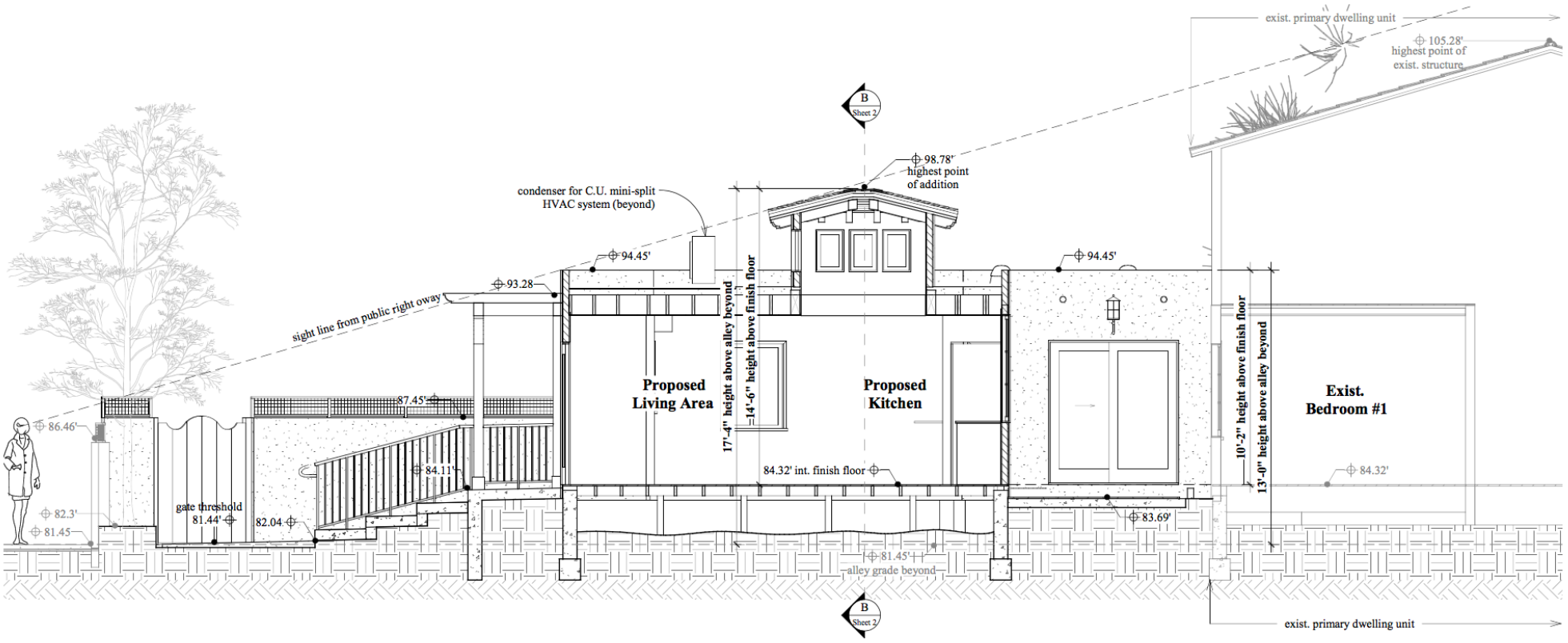
0' 4' 8'



East Elevation

1/4" = 1'-0"

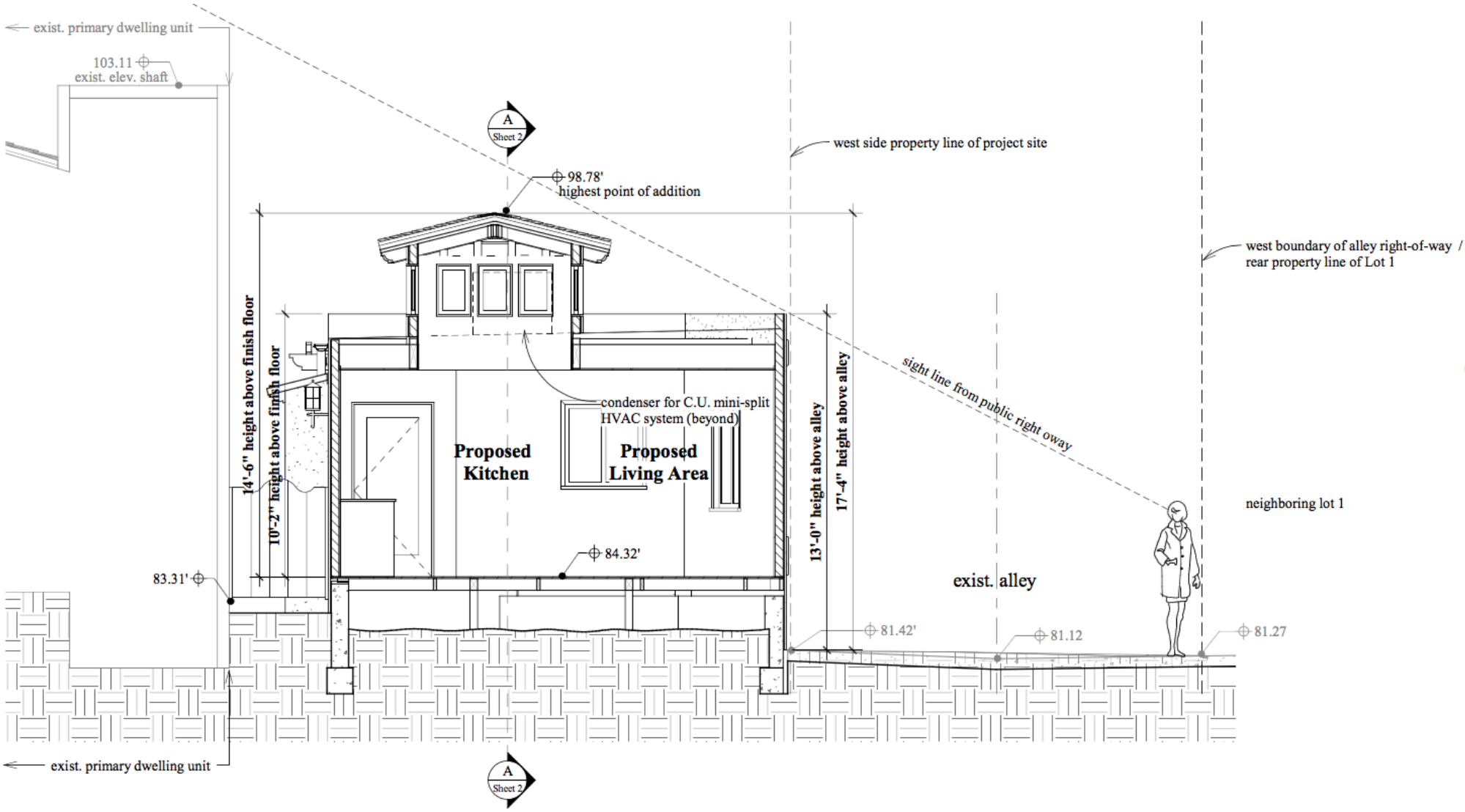
0' 4' 8'



Section A - North-South

1/4" = 1'-0"

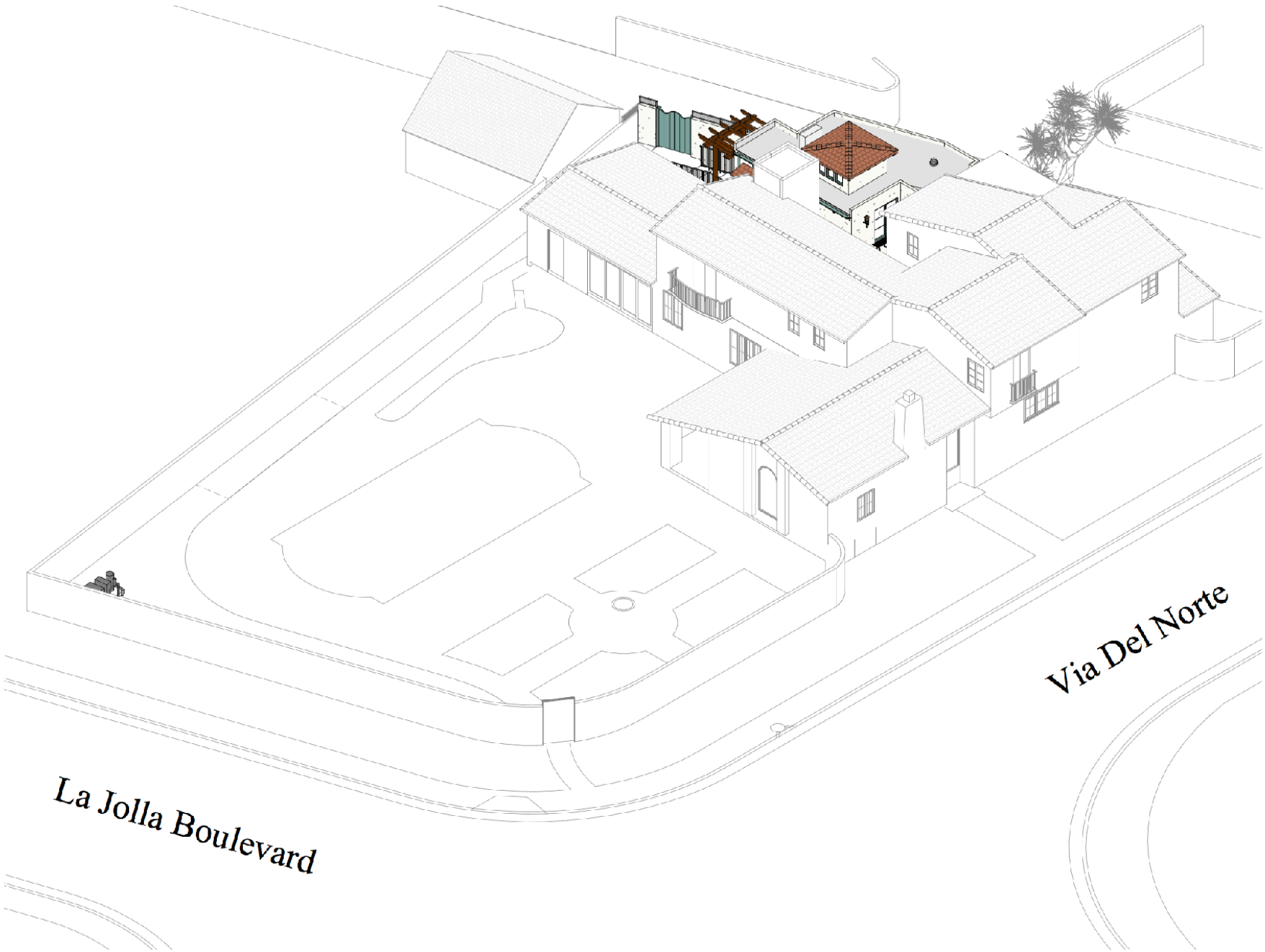
0' 4' 8'

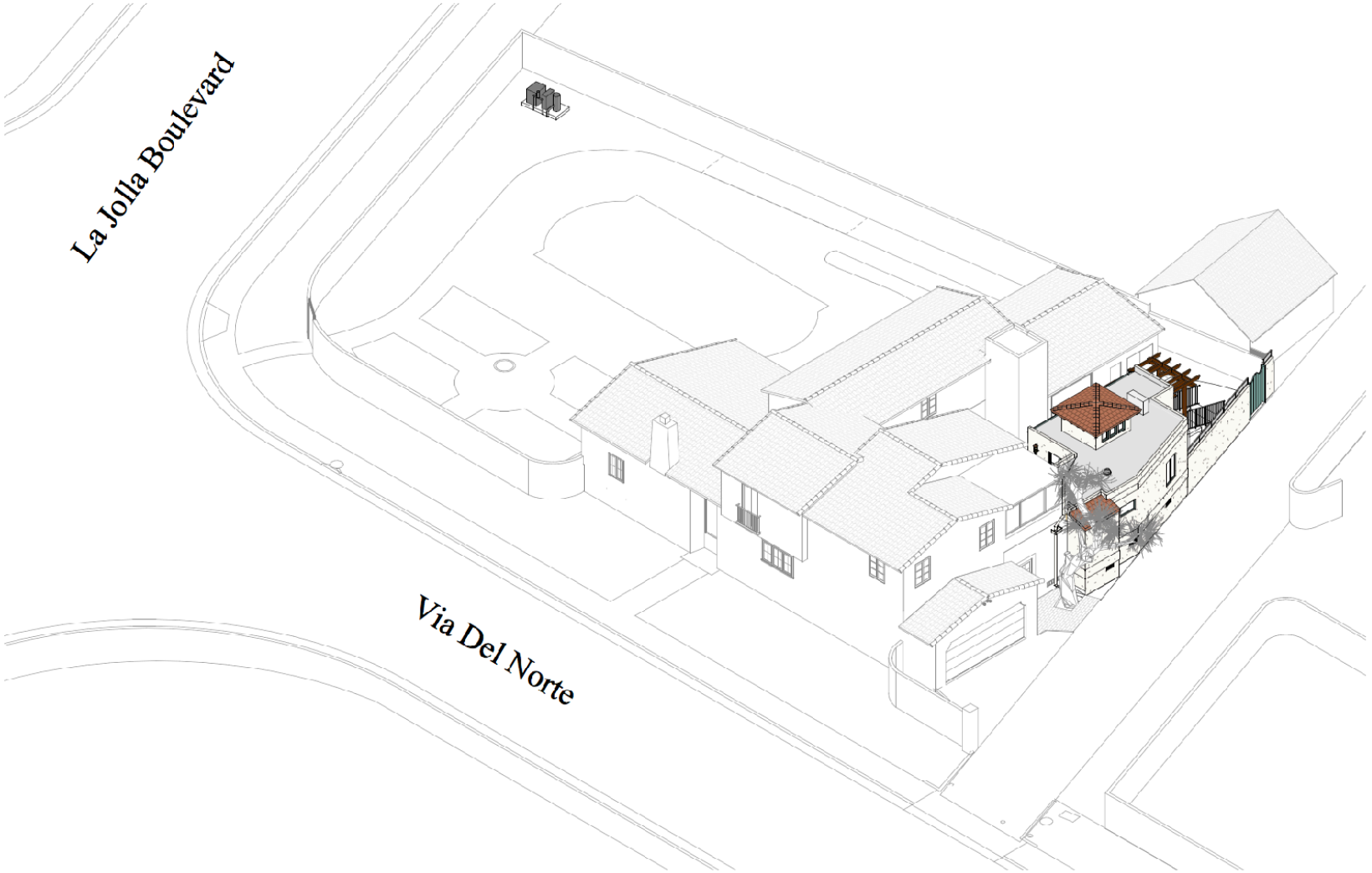


Section B - East-West

1/4" = 1'-0"

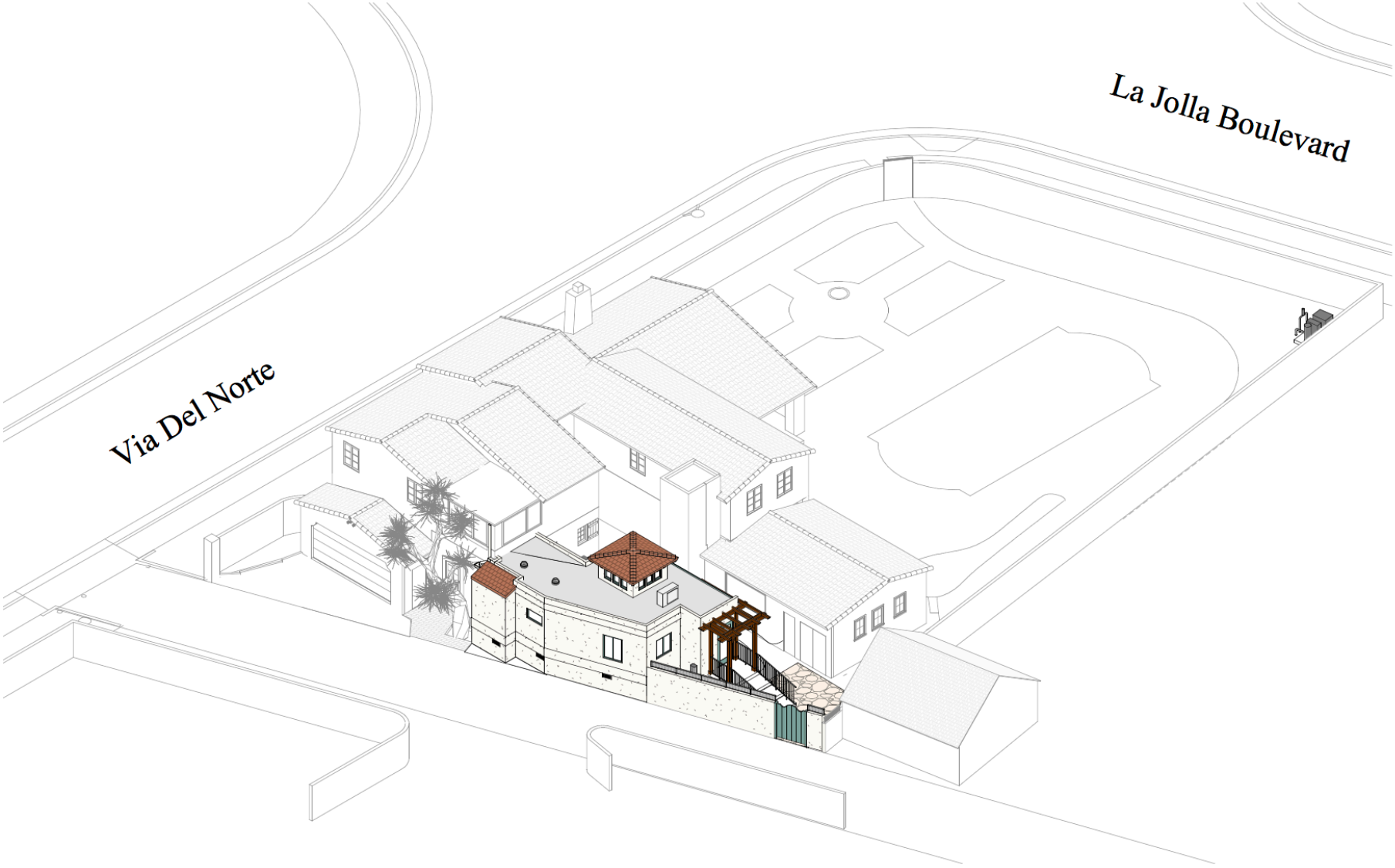
0' 4' 8'


La Jolla Boulevard
Via Del Norte



Northwest Axonometric

north



Southwest Axonometric

north

Summary

- Sympathetic to historical fabric.
- Aging in place w/ new 1st floor C. U.
- Similar massing to neighborhood
- Logical location for addition
- Only possible / approved location for addition