

Gibby Residence Remodel

PRC Presentation

11-17-2022



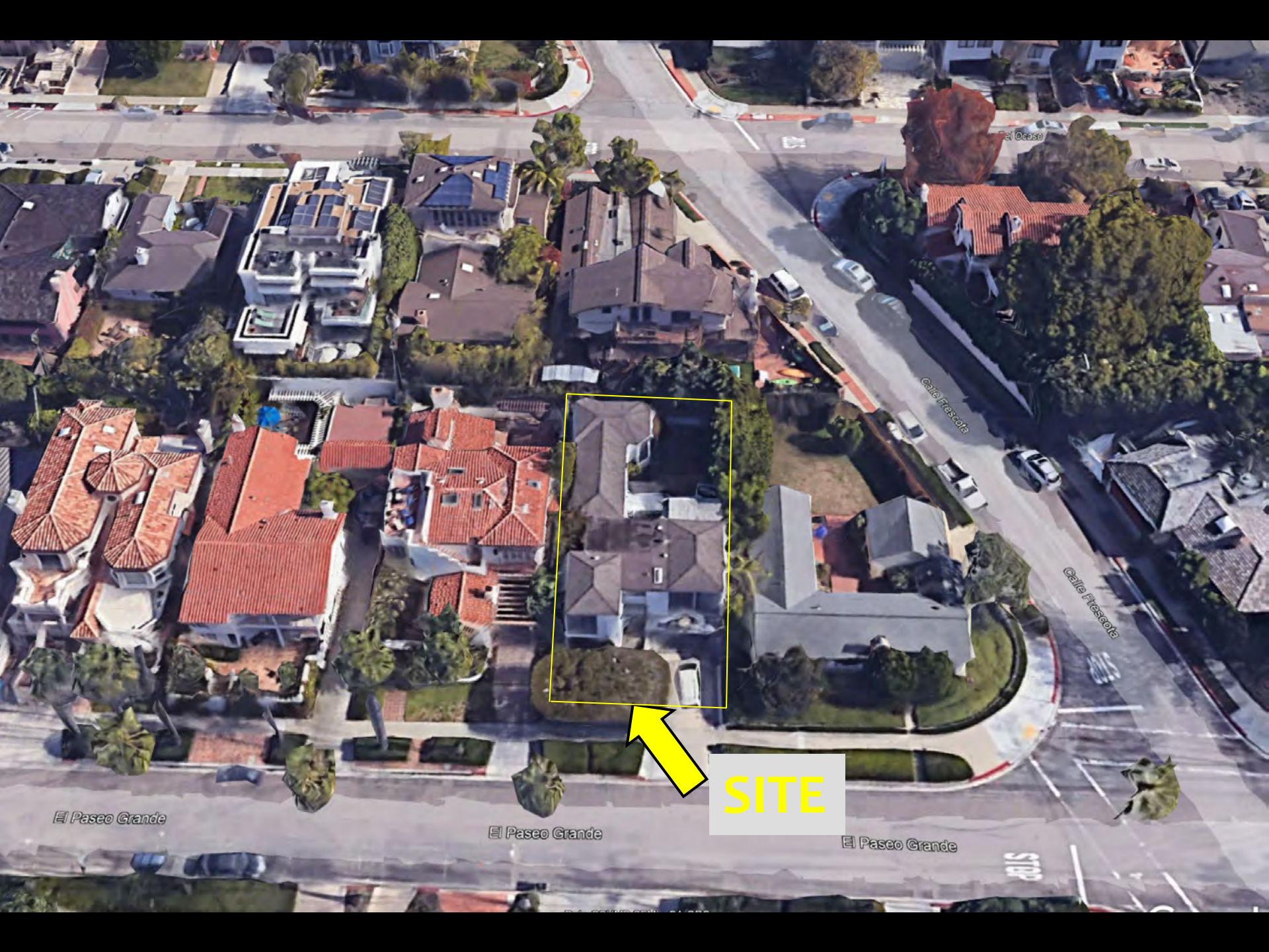
4455 Lamont Street Suite 101
San Diego, CA 92109

Gibby Residence Remodel

SITE



SITE



El Ocaso

Calle Frescote

Calle Frescote

El Paseo Grande

El Paseo Grande

El Paseo Grande

SITE

SITE



1. San CS (1907) 1607 - 1907 on San Diego

19. 1910 Project 1910

La Jolla Shores Park

Calle Pascata

Calle Pascata

Calle Pascata

Paseo Del Ocaso Paseo Del Ocaso

Paseo Del Ocaso

Paseo Del Ocaso

Data CSUMB SFML CA OPC

Google

Gibby Residence Remodel

CONTEXT





SAN DIEGO MLS









SAN DIEGO | MLS









835





8276



8268





8302

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2175

© 2022 Google



2454





Gibby Residence Remodel

PROJECT DATA



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

L64A-003A

Project Information

Project Nbr: **684701** Title: Digital-8311 El Paseo Prelim
Project Mgr *System Managed, Project (619) 446-5000 DSDProjectInfo@sandiego.gov



Review Information

Cycle Type: 2 Prelim(Plan-Historic)	Submitted: 08/04/2021	Deemed Complete on 08/04/2021
Reviewing Discipline: Plan-Historic	Cycle Distributed: 08/04/2021	
Reviewer: Kolesky, Lea (619) 687-5977	Assigned: 08/04/2021	
Hours of Review: 1.00	Started: 08/13/2021	
Next Review Method: Prelim(Plan-Historic)	Review Due: 08/11/2021	
	Completed: 08/13/2021	COMPLETED LATE
	Closed: 08/13/2021	

Last month Plan-Historic performed 367 reviews, 80.4% were on-time, and 90.4% were on projects at less than < 3 complete submittals.

03.02.2021

<u>Cleared</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	9	

The property appears to be historically significant under HRB Criterion C for its Contemporary architecture and Criterion D as a work of Homer Delawie. A determination regarding historical significance cannot be made with the information provided. A historic research report is required. If it is determined upon review of the report that the building is not eligible for designation, no additional review is required. If it is determined that the building is eligible for designation, the Historical Resources Board will need to review the report and consider the property for designation. (From Cycle 1)

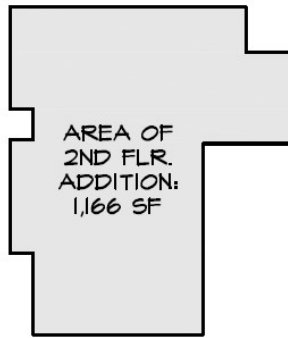
8/13/2021

<u>Cleared</u>	<u>Issue Num</u>	<u>Issue Text</u>
<input checked="" type="checkbox"/>	12	
<input checked="" type="checkbox"/>	13	
<input checked="" type="checkbox"/>	14	

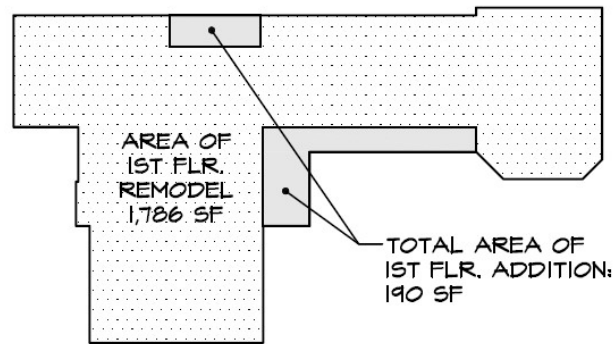
The applicant has submitted a Historic Resource Research Report prepared by Scott Moomjian dated July 2021. The report concludes that the property is not eligible for listing on the San Diego register under any adopted HRB Criteria. (New Issue)

Staff concurs with the report's conclusion that the building is not eligible for designation under any HRB Criteria. Due to modifications, including a carport conversion, the addition of a balcony on the main facade, additions and a remodel, the property no longer retains historic integrity required for designated under Criterion C or D. No further review by Plan-Historic staff is required. (New Issue)

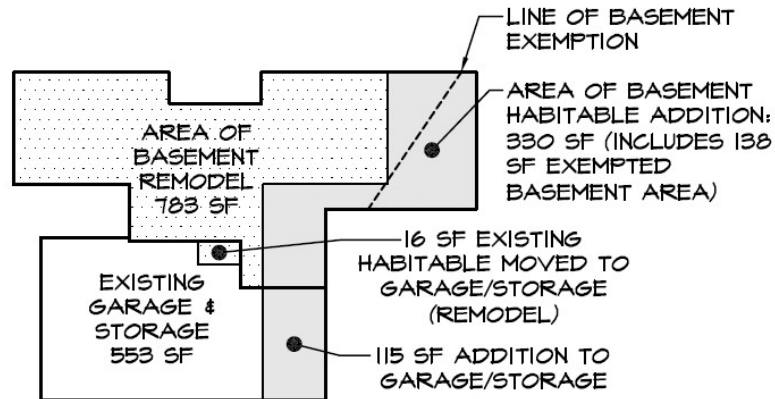
This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary project application subject to review under the California Environmental Quality Act (CEQA). (Info Only) (New Issue)



LEVEL 2



LEVEL 1



BASEMENT

EXISTING HABITABLE AREA (TO BE REMODELED):

BASEMENT:	783 S.F.
FIRST FLOOR:	1,786 S.F.
<hr/>	
TOTAL EXISTING G.F.A.:	2,569 S.F.

PROPOSED HABITABLE ADDITION:

BASEMENT:	330 S.F.
BASEMENT EXCLUDED FROM GFA:	-138 S.F. (PER DIAGRAM 113-02J)
FIRST FLOOR:	190 S.F.
SECOND FLOOR:	1,166 S.F.
<hr/>	
TOTAL NEW G.F.A.	1,548 S.F.

TOTAL PROPOSED HABITABLE G.F.A.: 4,117 S.F.

PROPOSED F.A.R. OF HABITABLE: 0.78

Gibby Residence Remodel

PROJECT PLANS

TC 8.95
FL 8.43

TC 9.71
FL 9.21

TC 9.79
FL 9.36

TC 9.80
FL 9.46

TC 9.96
FL 9.55

TC 9.70
FL 9.64

TC 9.11
FL 8.64

TC 10.18
FL 9.81

TC 10.22
FL 9.85

TC 10.29
FL 9.95

TC 9.23
FL 8.68

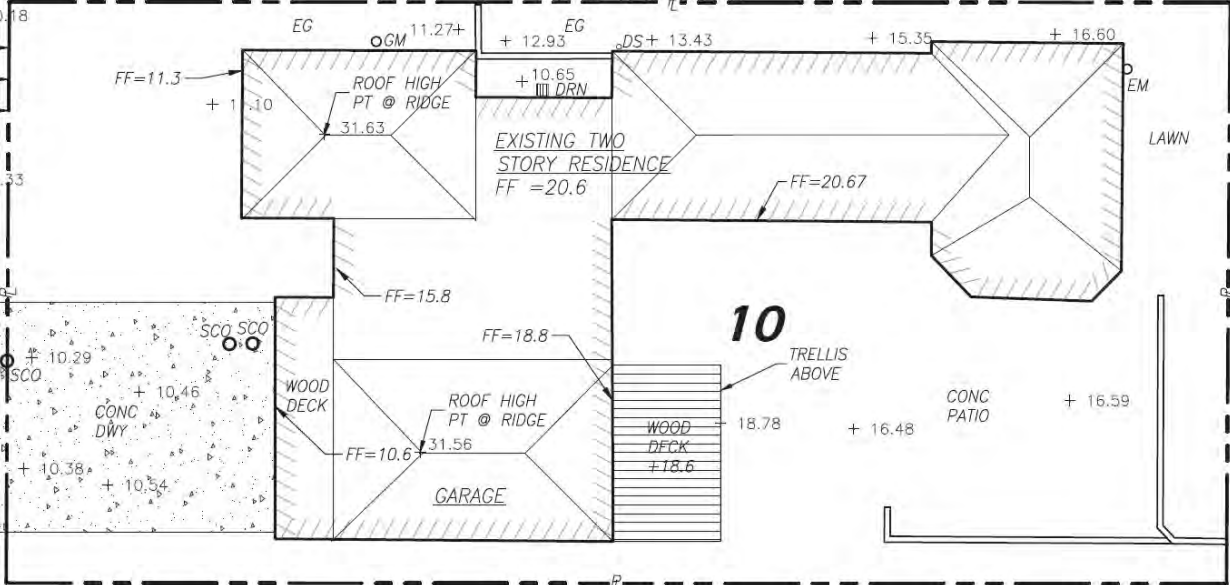
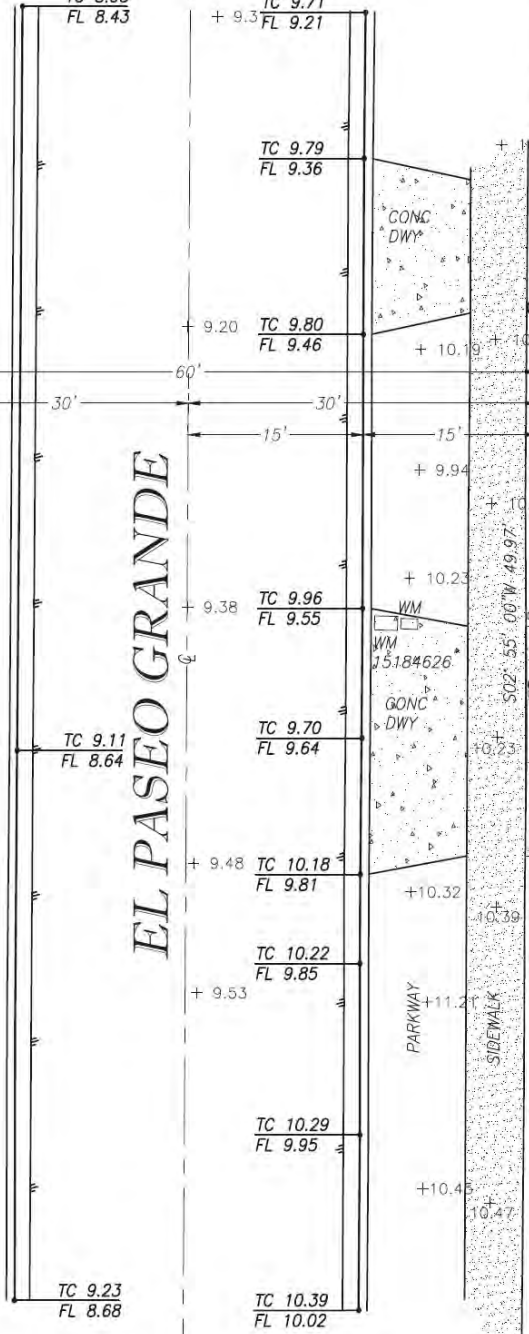
TC 10.39
FL 10.02

9

ROOF
HIGH PT
+ 36.361

N87° 22' 17"W 104.98'

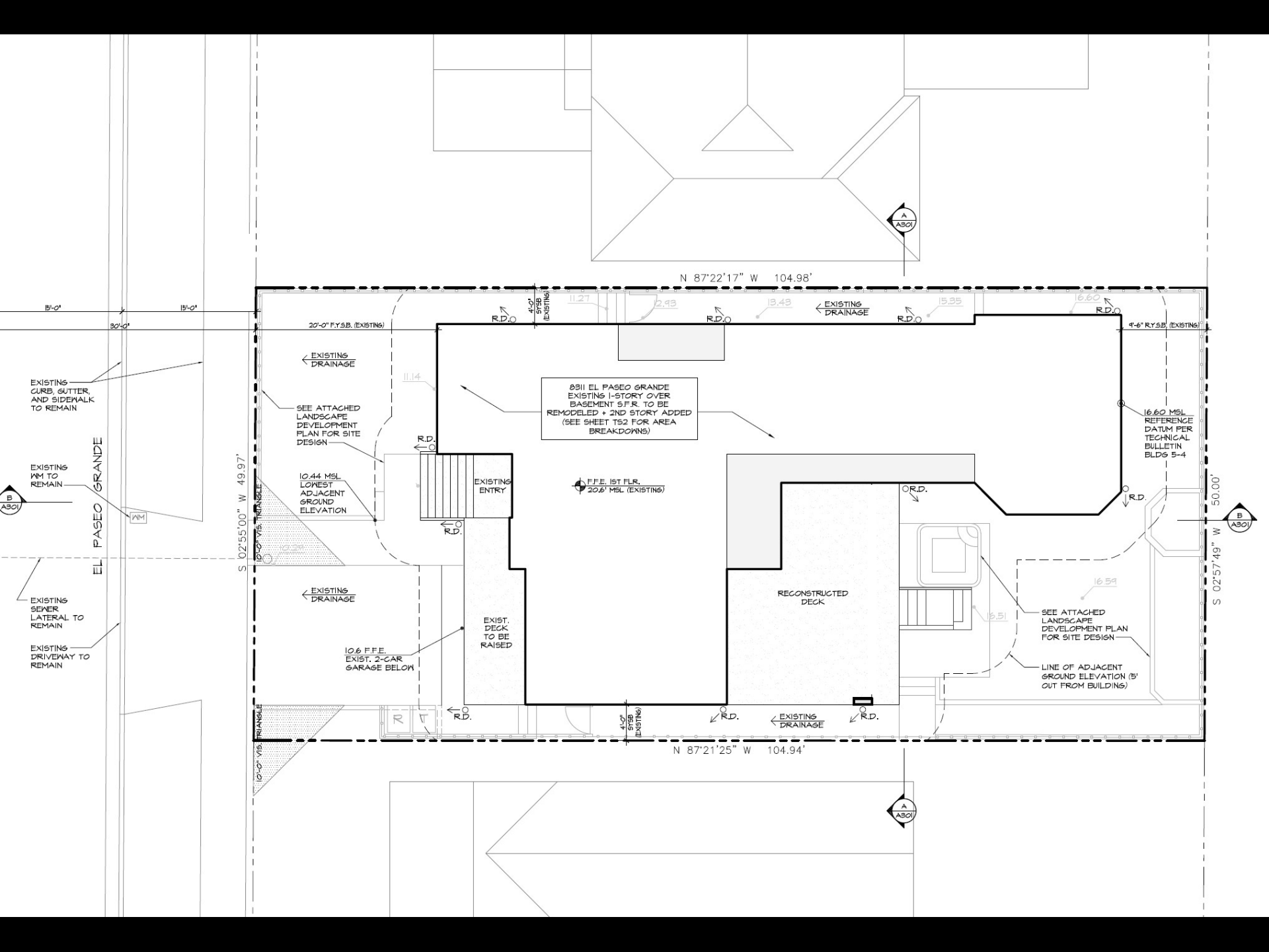
EL PASEO GRANDE



N87° 21' 25"W 104.94'

ROOF
RIDGE
+ 26.0

S02° 57' 49" W 50.00'



N 87°22'17" W 104.98'

N 87°21'25" W 104.94'

S 02°55'00" W 49.97'

S 02°57'49" W 50.00'

8911 EL PASEO GRANDE
EXISTING 1-STORY OVER
BASEMENT S.F.R. TO BE
REMODELLED + 2ND STORY ADDED
(SEE SHEET TS2 FOR AREA
BREAKDOWNS)

↑ F.F.E. 1ST FLR.
20.6' MSL (EXISTING)

10.44 MSL
LOWEST
ADJACENT
GROUND
ELEVATION

10.6 F.F.E.
EXIST. 2-CAR
GARAGE BELOW

EXIST. DECK
TO BE
RAISED

RECONSTRUCTED
DECK

16.51
SEE ATTACHED
LANDSCAPE
DEVELOPMENT
PLAN
FOR SITE DESIGN

LINE OF ADJACENT
GROUND ELEVATION (5'
OUT FROM BUILDING)

16.60 MSL
REFERENCE
DATUM PER
TECHNICAL
BULLETIN
BLDG 5-4

20'-0" F.Y.S.B. (EXISTING)

9'-6" R.Y.S.B. (EXISTING)

EXISTING
DRAINAGE

EXISTING
DRAINAGE

EXISTING
DRAINAGE

EXISTING
DRAINAGE

EXISTING
CURB, GUTTER
AND SIDEWALK
TO REMAIN

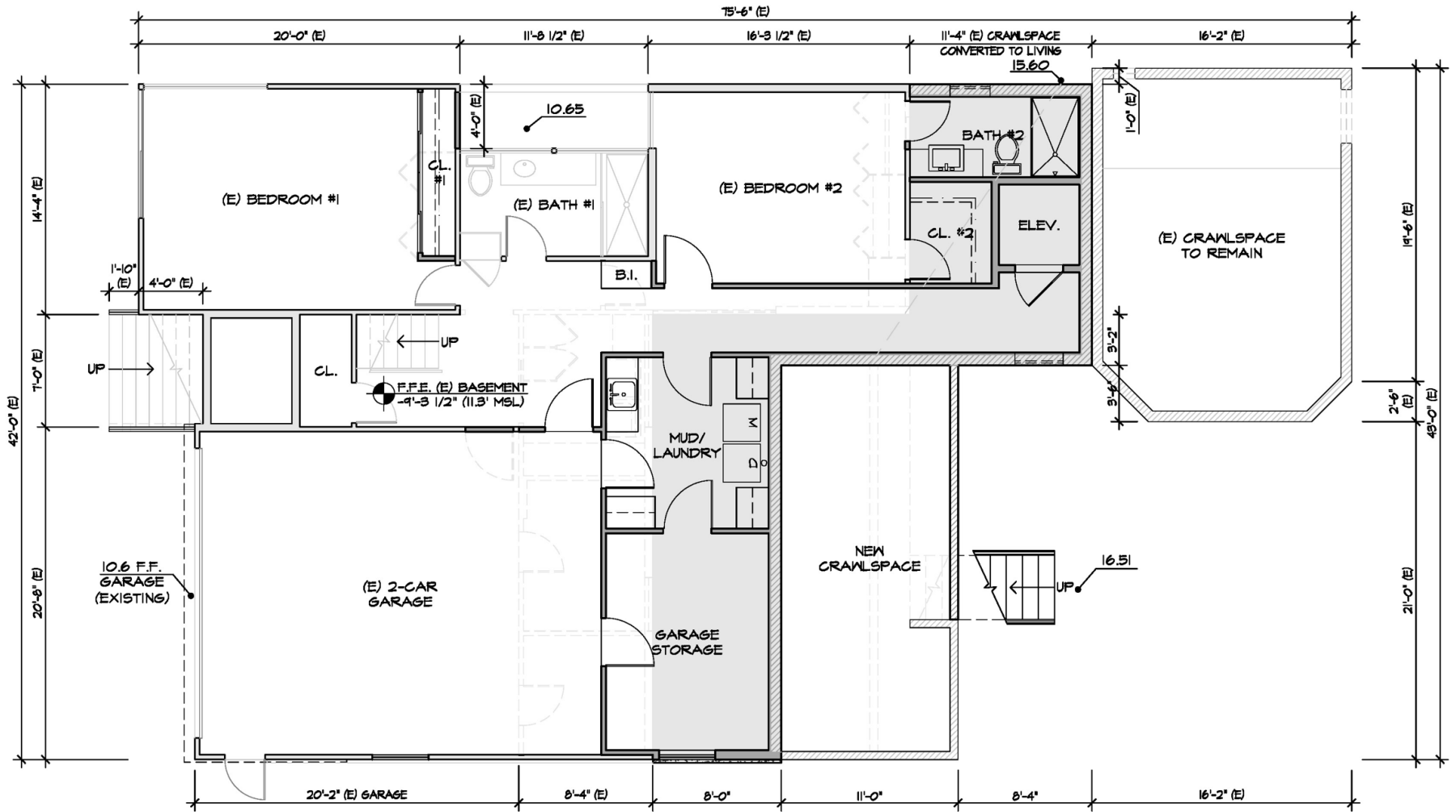
EXISTING
P.M. TO
REMAIN

EXISTING
SEWER
LATERAL TO
REMAIN

EXISTING
DRIVEWAY TO
REMAIN

EL PASEO GRANDE

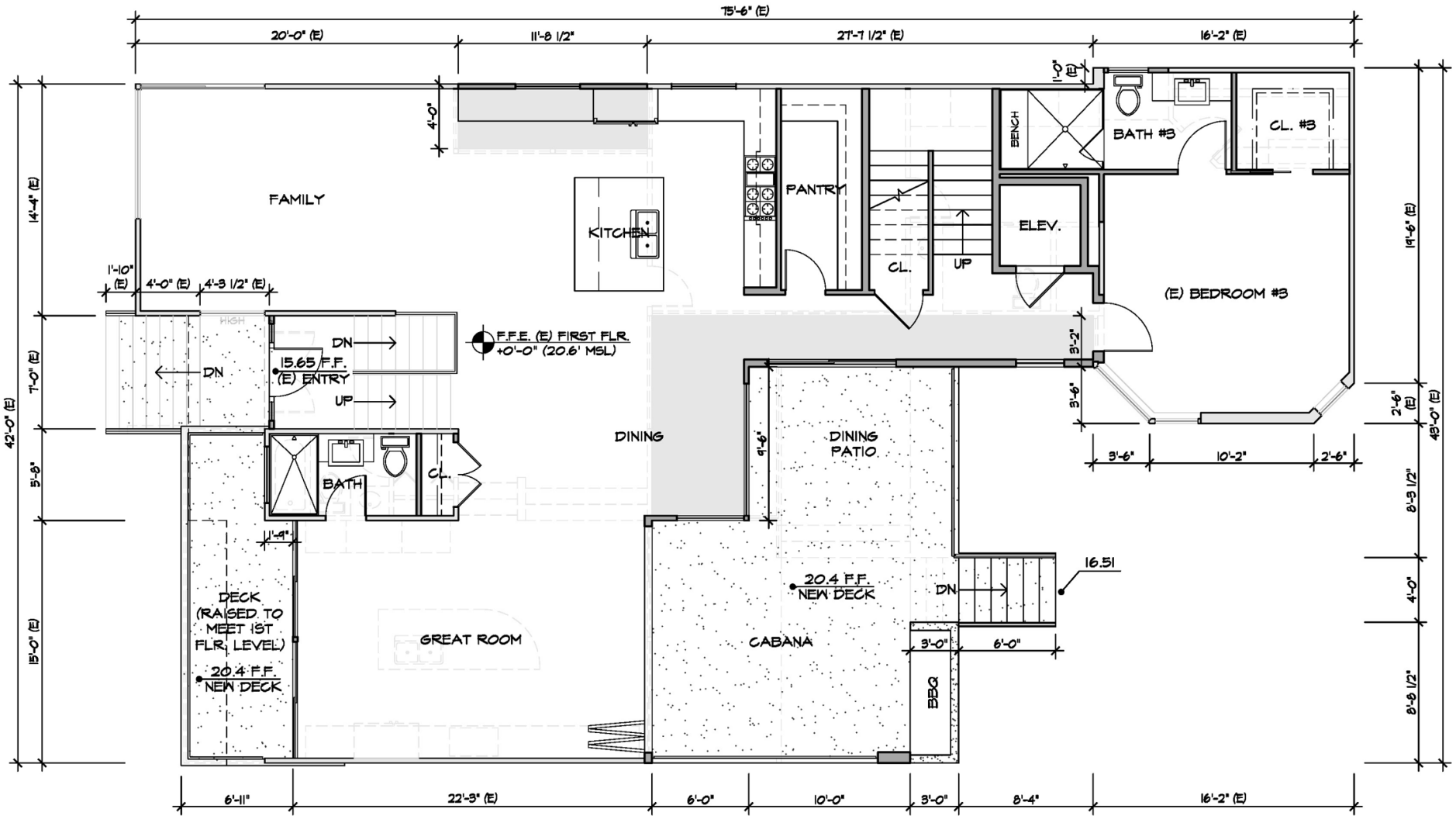




REMODELED BASEMENT FLOOR PLAN

SCALE: 3/16"=1'-0"

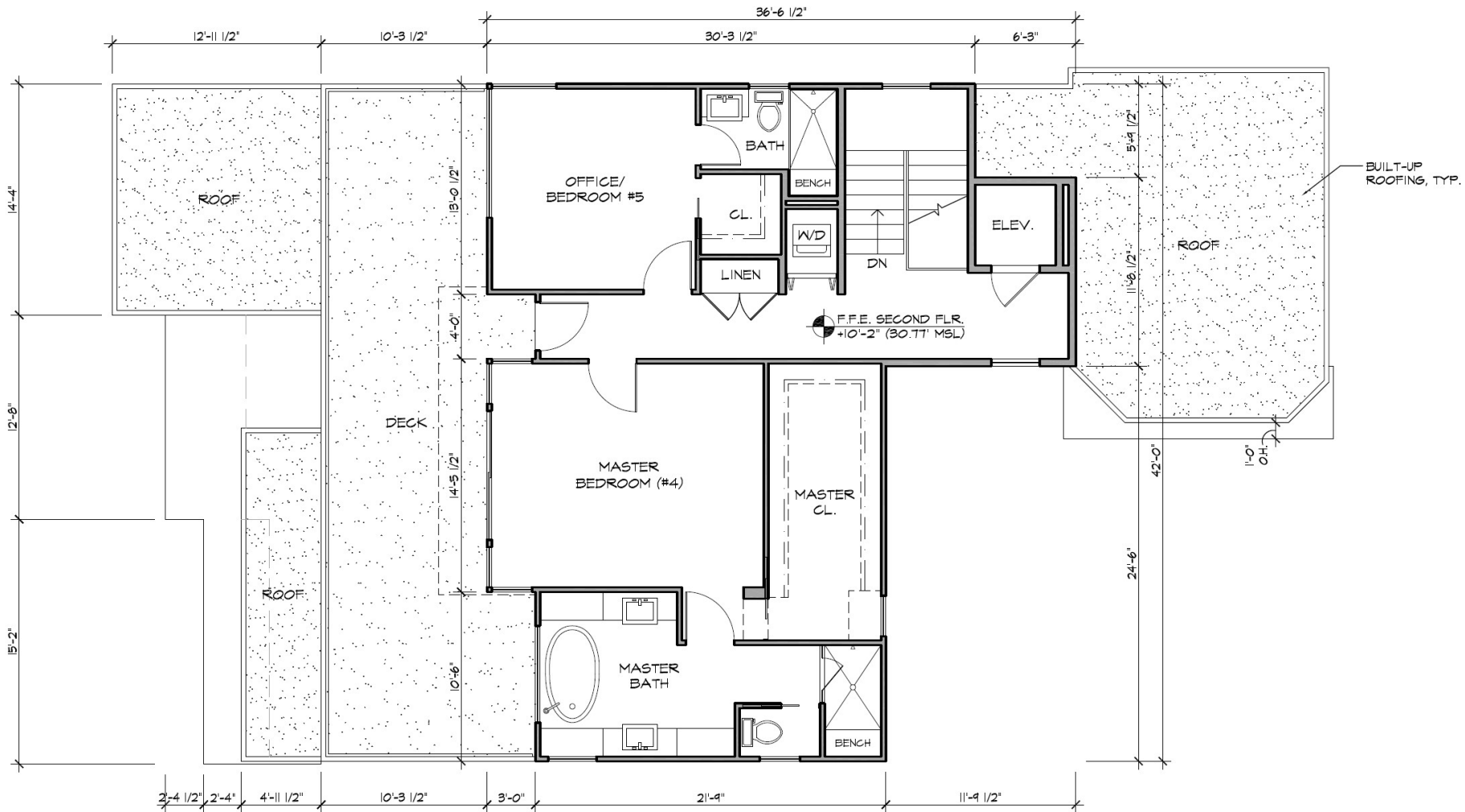




REMODELED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

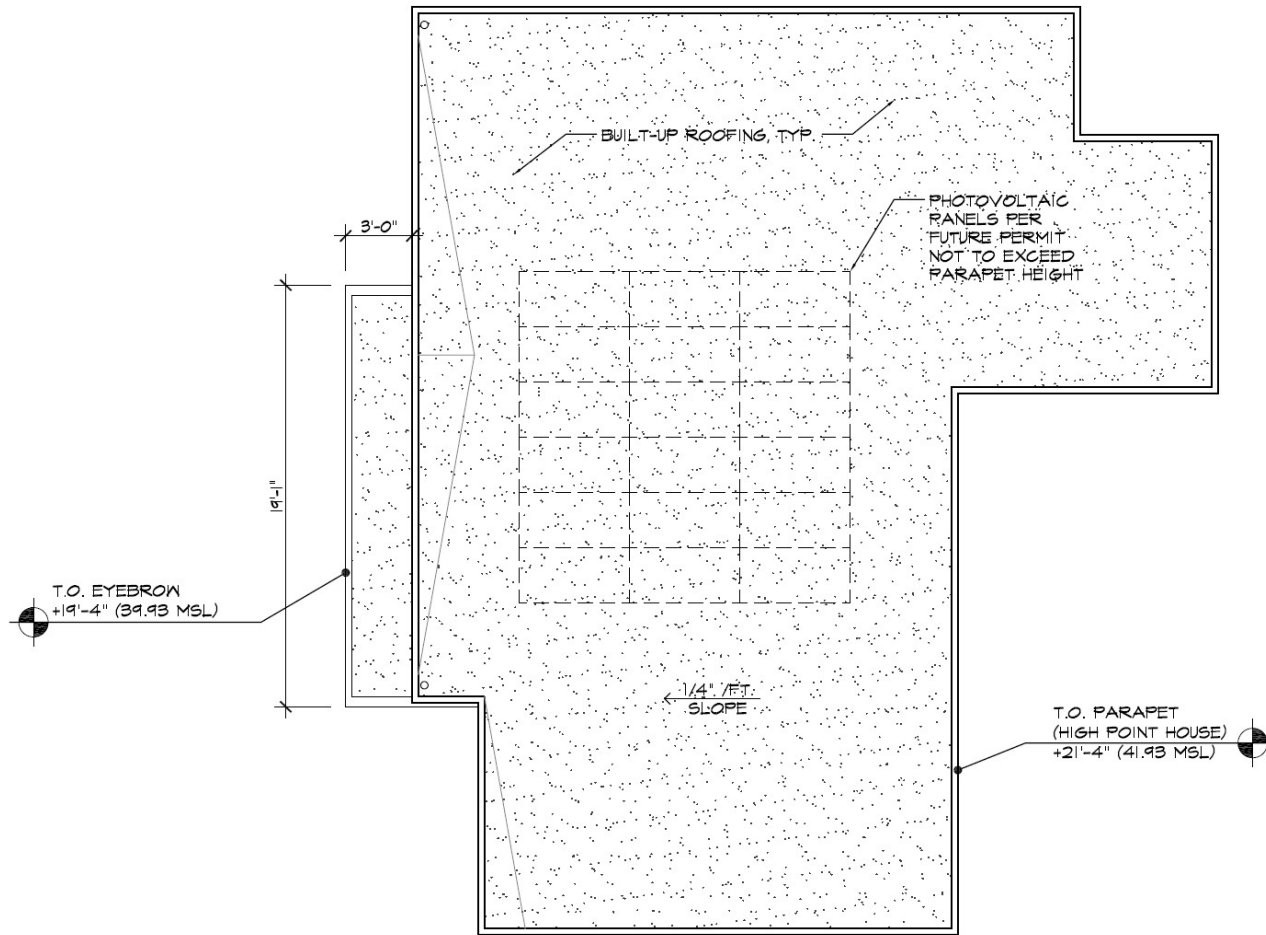




PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"

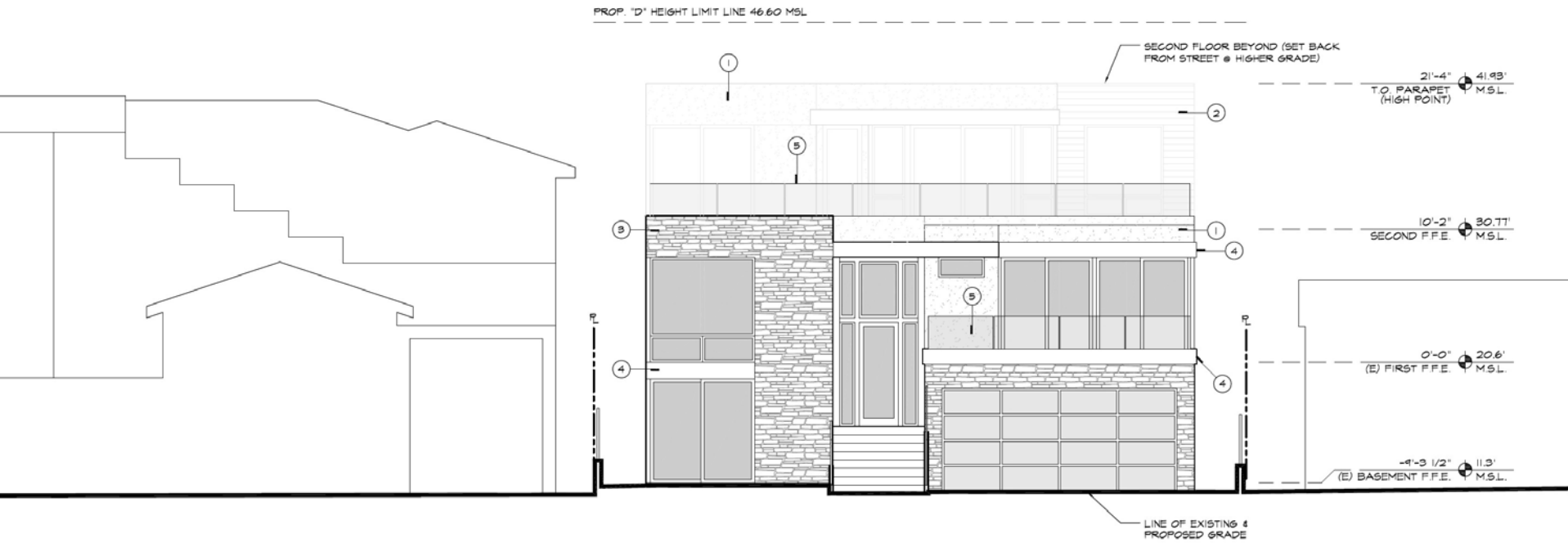




PROPOSED ROOF PLAN

SCALE: 3/16"=1'-0"

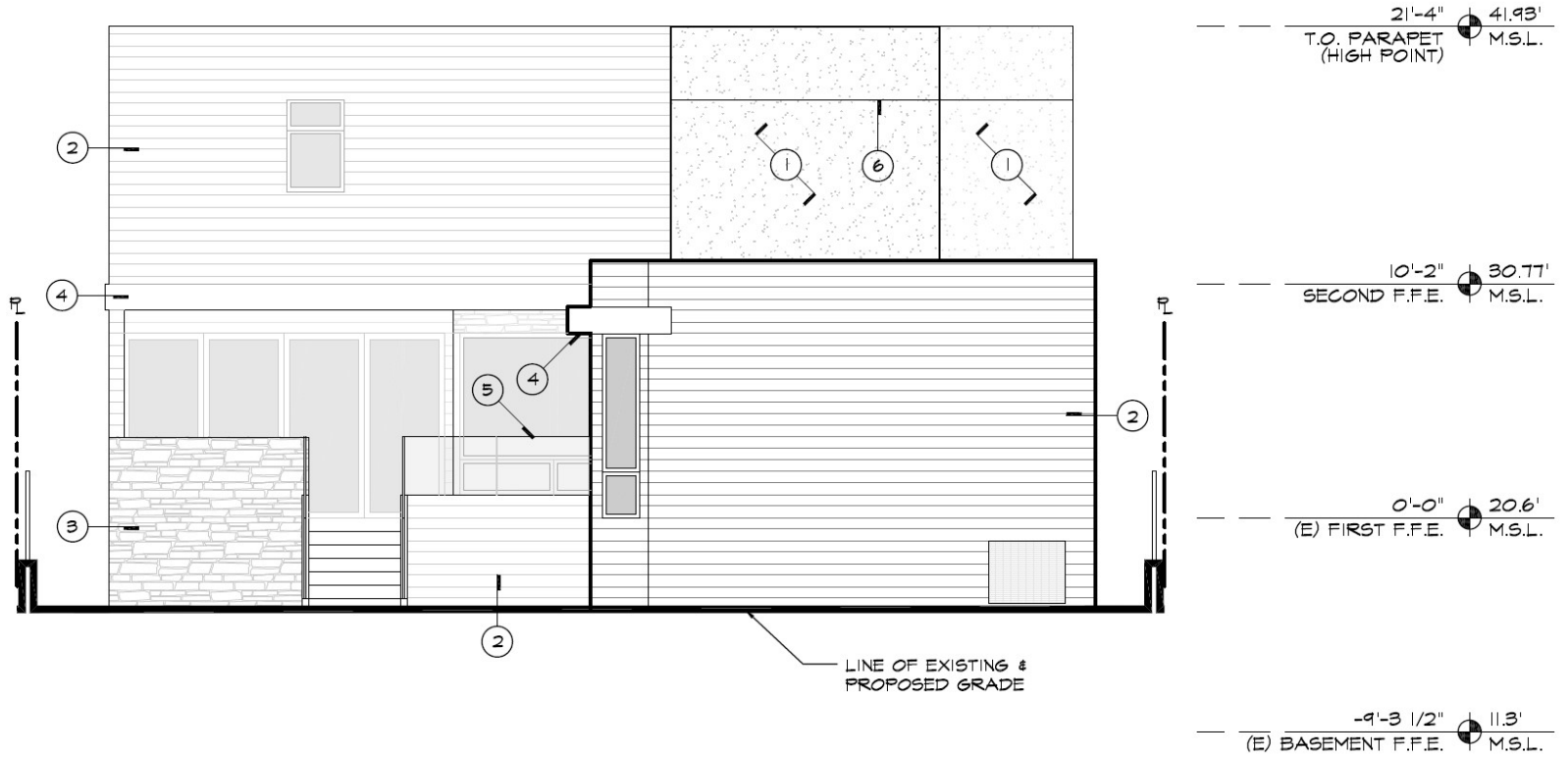




WEST (FRONT) ELEVATION

SCALE: 3/16"=1'-0"

PROP. "D" HEIGHT LIMIT LINE 46.60 MSL

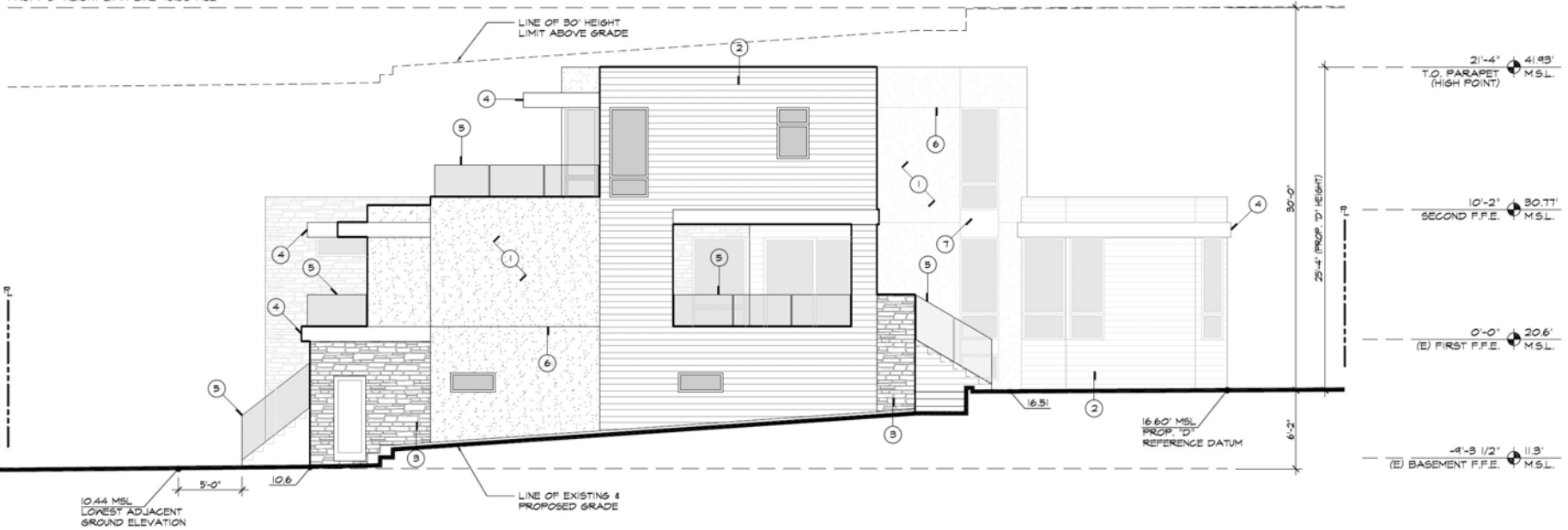


EAST (BACK YARD) ELEVATION

SCALE: 3/16"=1'-0"

PROP. 'D' HEIGHT LIMIT LINE 46.60 MSL

LINE OF 30' HEIGHT
LIMIT ABOVE GRADE



10.44 MSL
LOWEST ADJACENT
GROUND ELEVATION

LINE OF EXISTING &
PROPOSED GRADE

16.60' MSL
PROP. 'D'
REFERENCE DATUM

21'-4" 41.93
T.O. PARAPET
(HIGH POINT)
MSL.

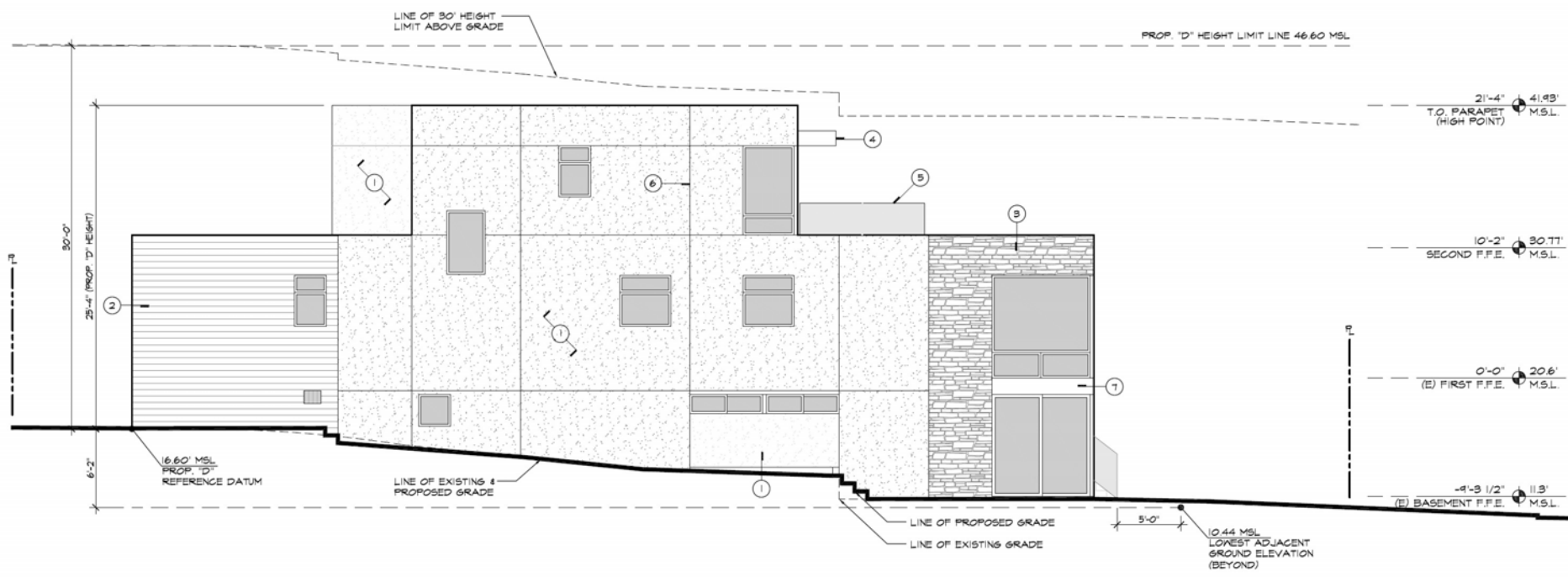
10'-2" 30.11
SECOND F.F.E.
MSL.

0'-0" 20.6'
(E) FIRST F.F.E.
MSL.

-4'-3 1/2" 11.3'
(E) BASEMENT F.F.E.
MSL.

SOUTH (SIDE YARD) ELEVATION

SCALE: 3/16"=1'-0"

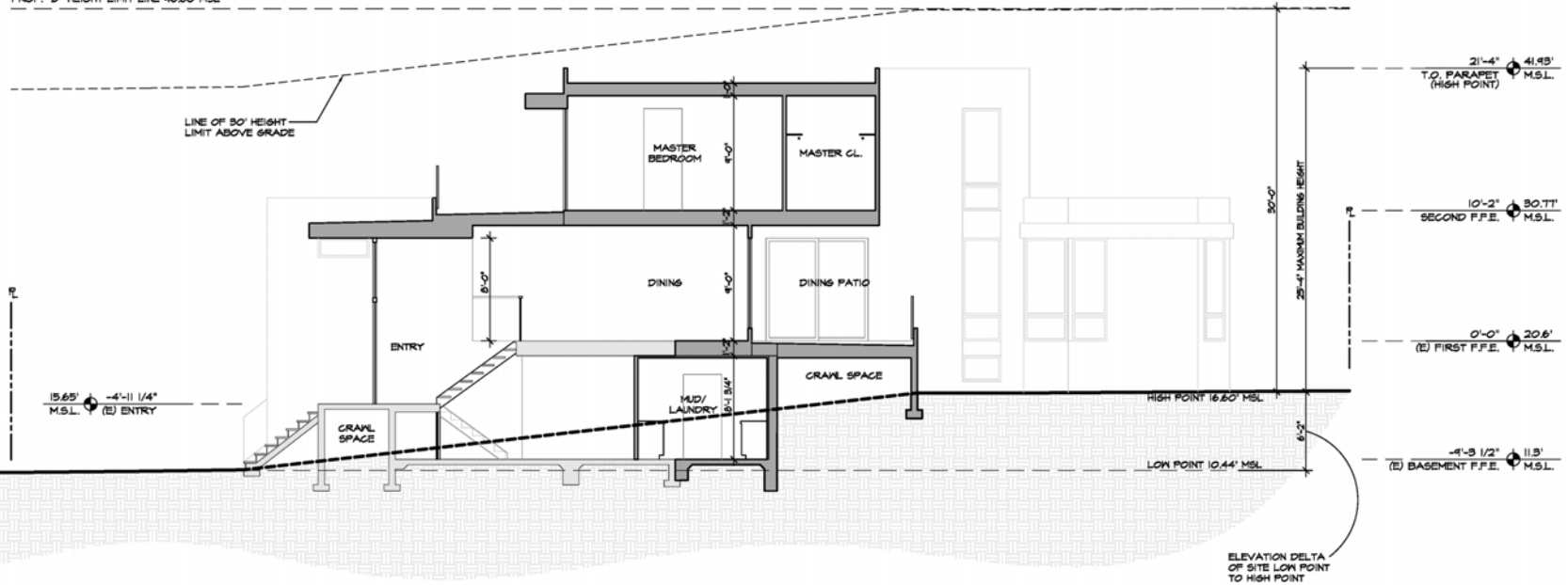


NORTH (SIDE YARD) ELEVATION

SCALE: 3/16"=1'-0"



PROP. 'D' HEIGHT LIMIT LINE 46.60 MSL

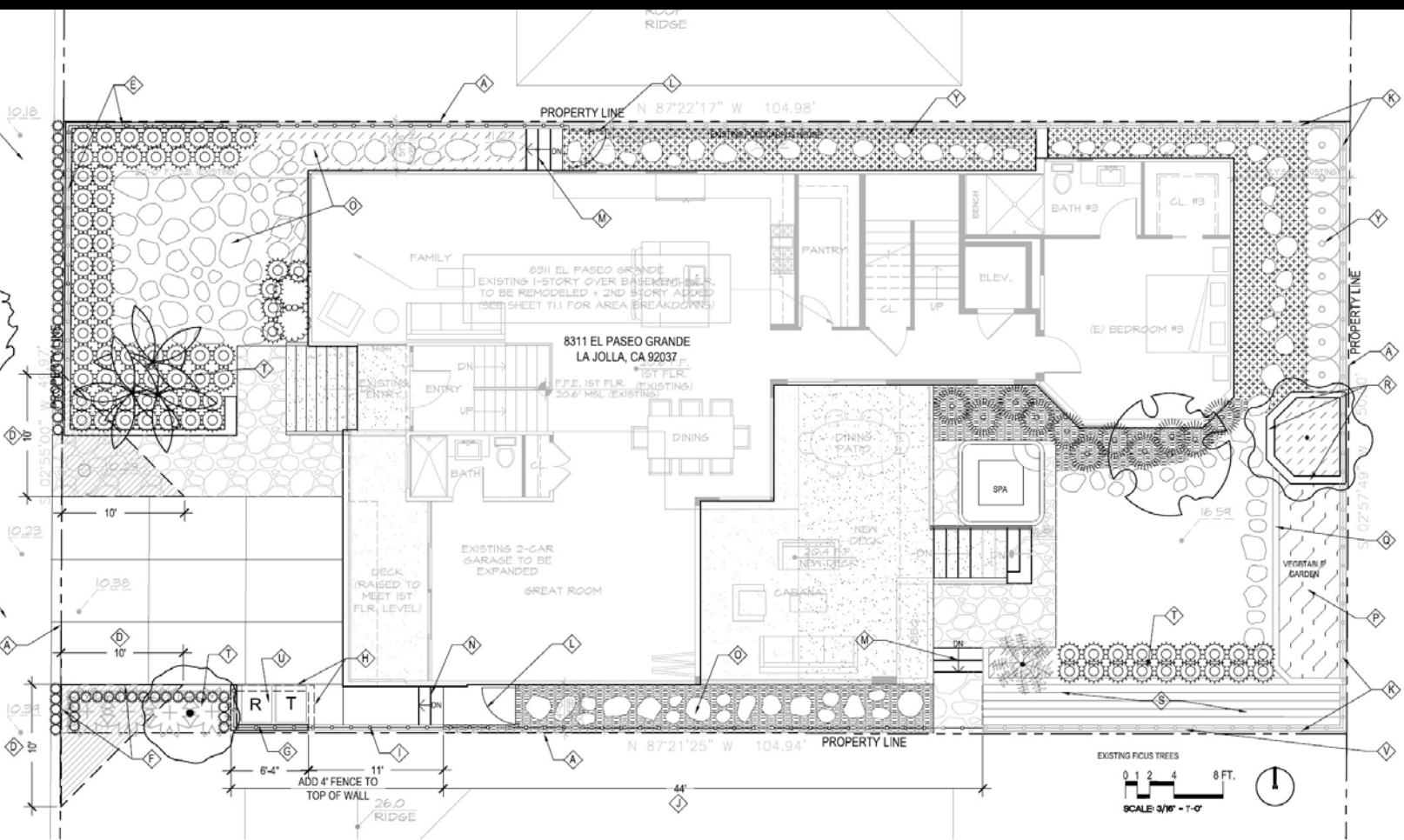


B

SITE SECTION
SCALE: 3/16"=1'-0"

EL PASEO GRANDE

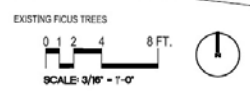
EXISTING DRIVEWAY TO REMAIN



PROPERTY LINE N 87°22'17" W 104.98'

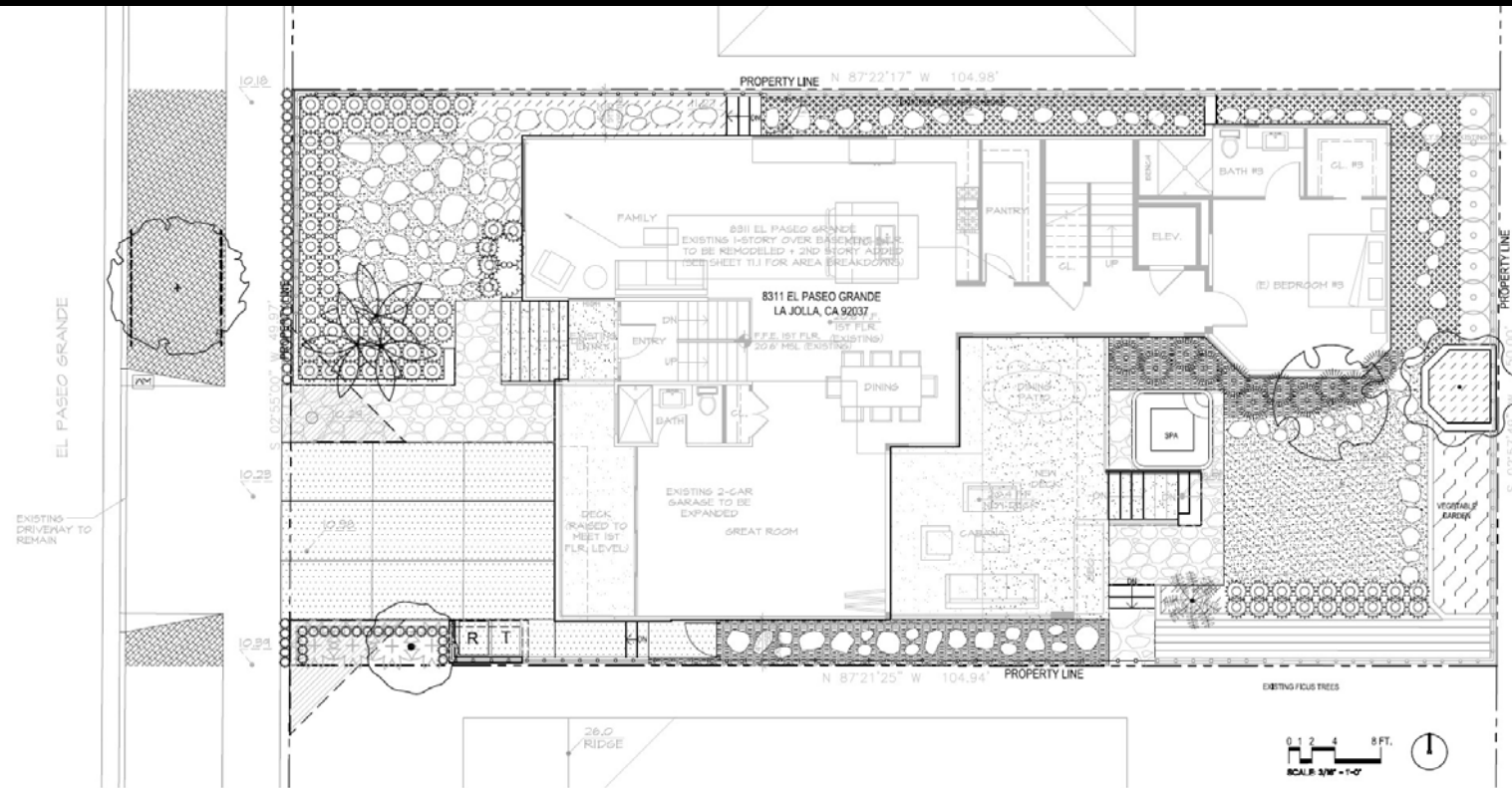
8311 EL PASEO GRANDE
LA JOLLA, CA 92037

PROPERTY LINE N 87°21'25" W 104.94'



ADD 4\"/>

26.0
RIDGE



PLANTING LEGEND:

*Denotes Preferred Species

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

STREET TREES

Small scale tree - 20' tall x 20' wide, such as: 1 / 100% / 24" BOX
 **Bauhinia blakeana* *Hong Kong Orchid Tree

SMALL SCALE PALM TREE

Small scale tree - 15' tall x 10' wide, such as: 1 / 100% / 36" BOX
 **Chamaerops humilis* *Mediterranean Fan Palm

SMALL SCALE EVERGREEN FLOWERING TREE

Small scale tree - 15' tall x 15' wide, such as: 1 / 100% / 24" BOX
 **Pedium cattleianum* *Strawberry Guava

SMALL SCALE CITRUS TREE

Small scale tree - 8' tall x 8' wide, such as: 2 / 100% / 24" BOX
 **Citrus sinensis* *Sweet Orange
 **Citrus x tangerina* *Tangerine Orange

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

EVERGREEN FLOWERING SHRUBS

Medium scale shrub - 4' tall x 4' wide, such as: 2 / 100% / 5 GAL
 **Bougainvillea x Torch Glow* *Torch Glow Bougainvillea
 **Camellia* *Camellia

EVERGREEN PERENNIAL FOUNDATION GRASSES

Medium scale perennials - 3' tall x 3' wide, such as: 11 / 100% / 5 GAL
 **Miscanthus transmorrisonensis* *Evergreen Miscanthus
 **Muhlenbergia rigens* *Deer Grass
 **Leymus condensatus* *Canyon Prince
 **Giant Wild Rye*

GRASSY MASSING PLANTS

Small scale - 1' tall x 1' wide, such as: 51 / 100% / 1 GAL
 **Festuca ovina* *Glaucia
 **Festuca* *Maire's
 **Stipa tenuissima* *Mexican Feather Grass

EVERGREEN BORDER

Medium scale perennials - 2' tall x 2' wide, such as: 82 / 100% / 1 GAL
 **Lomandra longifolia* *Breeze
 **Muhlenbergia rigens* *Deer Grass
 **Phormium tenax* *Jack Spratt

PROPOSED PLANT MATERIAL LEGEND: QTY / % / SIZE

EVERGREEN GROUNDCOVER - SHADE

Low growing groundcover - 4" tall and spreading, such as: 252 / 100% / @ 12" O.C.
 **Ajuga reptans* *Carpet Bugle
 **Fragaria chiloensis* *Beach Strawberry
 **Dymondia margaretae* *Silver Carpet

EVERGREEN GROUNDCOVER - SUN

Low growing groundcover - 6" tall and spreading, such as: 200 / 100% / @ 12" O.C.
 **Isidoma fluvialis* *Silver Carpet
 **Dymondia margaretae* *Silver Carpet

EVERGREEN FLOWERING GROUNDCOVER

Low growing groundcover - 6" tall and spreading, such as: 119 / 100% / @ 12" O.C.
 **Thymus praecox* *Mother of Thyme
 **Lippia nodiflora* *Kurapia

TURF AREA

Turf groundcover - 6" tall and spreading, such as: 341 SF / 100% / SOD
 **Festuca hybrid* *Marathon II
 **Festuca rubra* *Creeping Red Fescue

EXISTING PLANT MATERIAL LEGEND:

Existing shrubs to remain:

SYMBOL BOTANICAL NAME COMMON NAME
 * Rhododendron sp *Azalea

* *Streitizia reginae* *Bird of Paradise

* *Podocarpus gracilior* *Fern pine

Existing groundcover to remain (to be trimmed to 8" height):

SYMBOL BOTANICAL NAME COMMON NAME
 * *Carissa macrocarpa* *Natal plum

Gibby Residence Remodel

RENDERINGS



FRONT STREET VIEW RENDERING OF THE HOMES FROM SOUTH



FRONT STREET VIEW RENDERING OF THE HOMES FROM SOUTH



FRONT STREET VIEW RENDERING OF THE HOMES FROM THE NORTH



FRONT AERIAL RENDERING OF THE HOMES LOOKING NORTHEAST



FRONT AERIAL VIEW LOOKING SOUTHEAST



REAR VIEW LOOKING NORTHWEST TO BACKYARD



REAR VIEW LOOKING ACROSS FROM SOUTH NEIGHBORS YARD **estimated*



FRONT RENDERING VIEW OF REMODELED HOME