



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

Project Address 8311 El Paseo Grande
San Diego, CA 92037

Project Type Discretionary Project

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Other

Community Planning Group

Oscar Galvez
GalvezO@sandiego.gov
619-446-5237

[Comment 00030 | Page]

LJCPA's La Jolla Shores Permit Review Committee (PRC) in November;

As you presumably know, this project was heard by LJCPA's La Jolla Shores Permit Review Committee (PRC) in November. PRC voted against it by a vote of 3-2 with one abstention. The project then appeared on the Consent Agenda for LJCPA's December meeting, as usual for PRC recommendations, but it was removed from Consent at several individuals' request and so will receive a full review and separate vote at a subsequent (probably January) Trustee meeting.

This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district. Please contact Senior Planner Marlon Pangilinan of the City Planning Department at mpangilinan@sandiego.gov to be placed on a future agenda of the La Jolla Shores Advisory Board.

If you have not already done so, please contact Dianne Kane, Chairperson of the La Jolla Community Planning Group at 858-459-9490 or by email at info@lajollacpa.org to schedule your project for a presentation before the group at their next available meeting. If you have already obtained a recommendation from the group, please submit a copy of the recommendation and/or minutes from the meeting (including the vote count) to me.

Please request chair to provide recommendation to GalvezO@sandiego.gov

Robert Rogers
rogersrw@sandiego.gov

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Planning Department,

We are writing to you and requesting some additional detailed information so we can do some fact checking on the proposed plans for 8311 El Paseo Grande. This will help address some serious building height questions from the original lot grade concerns along with long term implications regarding this remodel/rebuild/3rd story addition. Per the document below the building height should be measured from the slab foundation, can you verify this for us. The two 1st floor (not basement) bedrooms, bathroom, laundry room, and garage are on the same level, this level, and not below grade level. Part of this proposed addition is going over the above area as a third story and the rest of it is going above the yard. The original lot grade is the same for all the lots on the east side of the 8300 block of El Paseo Grande, all street level and not split grades. The previous property MLS listing for this house does not refer to a basement and it does show the photos of everything. We have also spoke to the owners family from the 60's to gain further detail. The backyard has been added to and is higher than everyone's on the block and the architect is saying this added dirt/modified grade is..., well we don't exactly know what it is because even though we requested info from the architect, it has not been forthcoming. Best practice is to share the plans with the neighbors to obtain their input. This has not been done.

We believe that the architect is taking liberties on the definition/rules for the new proposed home, stating that there is a 6-7 foot grade on the lot. This lot has changed its grade since it was originally built and should not be the new precedence for the lot grade. It appears that the new buildings height will exceed 30' from the street level/sidewalk on the east side of El Paseo Grande but we were not able to obtain that information from the architect. He claimed he did not know that figure and has not responded to our request for that information.

We feel that this 3 story design will set a new precedence in La Jolla shores and does not fit into the character of the neighborhood, or bulk and scale.

Please let us know soon so that we can prepare for the next planning meeting on Dec 1st. (meeting notice was just released today - 11/27)

Thank you,

Ming & Richard Mertz and other concerned neighbors.

DSD-Planning Review

Matthew Kessler
MSKessler@sandiego.gov
(619) 446-5306

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LDR-Planning has confirmed compliance with height requirements; per Comment #35, reference datum for Prop D Coastal Height measurement is 16.60' AMSL. No portion of structure may exceed 46.60'. High point of residence is 41.93' and is compliant. [Info only]



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Site Development Plans PRJ-1053312.pdf

DSD-Planning Review

Matthew Kessler
MSKessler@sandiego.gov
(619) 446-5306

[Comment 00035 | Sheet TS2]

This project must be reviewed by the La Jolla Shores Advisory Board to determine if this project is consistent with the requirements of the planned district and to allow for input concerning whether or not the Board believes the addition to be minor in scope (SDMC 1510.0201(d)). Please contact Senior Planner Marlon I. Pangilinan of the City Planning and Community Investment Department at (619)235.5293 (mpangilinan@sandiego.gov) to be placed on a future agenda of the La Jolla Shores Advisory Board.

Marlon I. Pangilinan

Senior Planner

Planning Department

619.235.5293 mpangilinan@sandiego.gov"

12/27 Recheck: Per applicant, project has been reviewed by the La Jolla Shores Advisory Board on 11/16 and was approved by a 4-1-1 vote. [Info only]