

N A E G L E
A R C H I T E C T S

Architecture + Planning
2210 Avenida de la Playa
La Jolla, California 92037
FAX: 858-459-1936

858-459-2560

City of San Diego
Planning and Development Review
Review Center @ 1222 First Ave, MB-301
San Diego, CA 92101-4153

SUBJECT: Proposed Modifications to existing building

Dear Sir:

I propose to add approximately 400 sq. ft. to the existing building which presently consists of. 2400 sq. ft. The addition on the 2nd floor will consist of a master bed room of (337 sq.ft) with a loft (58 sq. ft) overlooking this bed room. The loft will be accessible by a pull down latter. On the 1st floor an enclosed garage (475 sq, ft,) and open carport will be added

All additional areas will be for residential use and auto storage. There will not be any increase to the existing retail usage nor will the existing four car spaces be reduced.

The addition will effect only the rear of the existing building, but not the existing sides or front. Roof shapes and materials will be similar to the existing building (see sheet #1)

The height of the new roof and chimney will not exceed 30'. All setbacks and coverage will be in accordance the the La Jolla Shores Planned Development regulations

The purpose of the addition is to add storage area, a secure garage and a larger bed room. The existing bedroom will be used as a study library. There will be no additional plumbing.

My wife and I have proven(5 years) that the shopkeeper home is an important urban element that works and is welcomed by the community. Three more on our block are currently obtaining building permits

Sincerely


Dale Naegle F.A.I.A.