

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Agenda, Tuesday, August 26, 2008
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. SIERRA MAR (PREVIOUSLY REVIEWED 6/24/08)

PROJECT NUMBER: 146914

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7755 Sierra Mar

PLANNER: Laura Black

Ph: 619-446-5112

Email: lblack@sandiego.gov

OWNERS REP: Claude-Anthony Marengo

Ph: 858-459-3769

Email: cmarengo@san.rr.com

PROJECT DESCRIPTION: Addition and remodel of Single Family Residence

Lot Size: 37,790 SF

Existing Sq/Ft: 5,006 habitable; 757 garages

Addition Sq/Ft: 8,714 habitable; 648 garages

Subterranean Sq/Ft (if applicable): 3300 habitable; 310 garage

Total Sq/Ft (excluding subterranean if applicable): 13,720 habitable; 1405 garage

Percent of lot covered: 21% building (including covered walkways)

Floor area ratio: 0.4

Height: 30' Coastal

Front yard setback: 136'

Side yard setback: Interior = 10' / Street Side = 24'

Percent of green softscape: 50%

Off street parking: 6 car garage

Other: House is designated historic with addition. Report #HRB-08-031

PROJECT IS SEEKING A:

NEIGHBORHOOD DESCRIPTION: All single family homes

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**

COMMITTEE FINDINGS 6/24/08:

- a. Owners Rep presented 10 of 12 previously requested items. Did not provide materials board or adequate feedback from neighbors.
- b. Comments from Public included:
 - i. Scott Moomjian – Attorney
 1. Will ask DAS to review new design again for consistency with historical standards
 2. Concerned with size of project vs. DAS standards

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2. DANIELS RESIDENCE (PREVIOUSLY REVIEWED 6/24/08)

PROJECT NUMBER: 153921

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7907 Princess Street

PLANNER: Kathy Henderson

Ph: 619-446-5241

Email: khenderson@sandiego.gov

OWNERS REP: Michael Vettters

Ph: 858-459-9291

Email: mvettters@islandarch.com

PROJECT DESCRIPTION: 2,259 square foot addition to existing single family residence comprised of new second story over part of existing first story, new basement area below expanded garage to allow for (3) cars and associated site walls and balconies.

Lot Size: 0.25 Acres / 11,175 SF

Existing Sq/Ft: 4,673 + 490 garage = 5,163 SF

Addition Sq/Ft: 1,985 + 274 garage = 2,259 SF

Subterranean Sq/Ft (if applicable): 228 SF

Total Sq/Ft (excluding subterranean if applicable): 7,422 SF

Percent of lot covered: 46%

Floor area ratio: 66%

Height: Top of Chimney @ 29'-10 1/4" (Elev. + 116.63'); Max Ridge Height @ 28'-2 1/2" (Elev. + 114.98')

Front yard setback: Existing 12'-6"

Side yard setback: Existing N 4'-1", E 1'-1", S 0'-0" along Torrey Pines

Percent of green softscape: 22% proposed (15% existing)

Off street parking: 3 car garage proposed

Other: Previous CDP 89-1392 expired April 11, 1990 and allowed second story addition, underground garage and 2,142 SF increase. 65% FAR and reduction in Princess Street setbacks.

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: Single Family Residence

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**

COMMITTEE FINDINGS 6/24/08:

- a. Owners Rep presented answers to 3 previously requested items.
- b. Comments from Public included:
 - i. Roger Craig – Neighbor @ 1802 Amalfi Way
 1. Referenced a letter from City dated 6/5/2008 that had significant issues with FAR , low-point and bulk/scale

2. Requested a continuation until neighbors can review impact of design and story-poles are installed.
 - ii. **Adrian McKinnon – Neighbor @ 1810 Viking Way**
 1. Cited 6/5 City letter significant issues of FAR, setback, lot coverage & equipment storage
 2. Requested a continuation after review with neighbors on potential re-design
 - iii. **Janey Noon – Neighbor @ 1802 Viking Way**
 1. Requested cycle issues and significant issues of 6/5 City letter be completed prior to decision
 2. Requested owners rep to meet with all neighbors in 300' radius
 3. Concerned with geological and structural integrity of 2nd floor on site
 - iv. **Scott Moomjian – Attorney (representing applicant)**
 1. explained that the City of San Diego had required a Historical Assessment for the property and that he was working on it
 2. Discussed the history of the house and the fact that over the years, it has been substantially modified and altered to the extent that the property does not appear to be historically or architecturally significant
- c. **PRC Action**
 - i. **Motion Doolittle – Findings cannot be made because significant issues from 6/5 City issues must be satisfied: FAR, Final Historical Society report, tree heights. Applicant to return to PRC with:**
 1. Complete and submit historical report
 2. Address the significant issues on the city cycle report with city staff
 3. Work with the neighbors on the tree issues which are private view issues
 - ii. **Second Morton**
 - iii. **Vote: 5-0-0**

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3. HILLEL OF SAN DIEGO, LA JOLLA (*PREVIOUSLY REVIEWED 7/22/08*)

PROJECT NUMBER: 149437

TYPE OF STRUCTURE: Single Story with subterranean parking garage – religious use structure

LOCATION: site 663, intersection of La Jolla Village Drive, La Jolla Scenic Way and La Jolla Village Drive North

PLANNER: Dan Stricker

Ph: 619-446-5251

Email:

OWNERS REP: Josh Richman

Ph: 619-515-1480

Email: jjrichman@gmail.com

PROJECT DESCRIPTION: The project consists of 2 phases of work:

Phase 1: Include the occupancy of Hillel of San Diego in the single family home located at 8976

Cliffridge Ave. Phase 1 has two parking alternatives. The preferred alternative is depicted on Sheet A2-

D. Phase 2: Includes the construction of one single story building for a 12,100 SF new Hillel Student Center. A subterranean parking garage for 68 cars will be under the new single story structure.

Lot Size: 33,518.20 SF

Existing Sq/Ft: 0

Addition Sq/Ft: 12,100 SF

Subterranean Sq/Ft (if applicable):

Total Sq/Ft (excluding subterranean if applicable): 12,100 SF

Percent of lot covered: 36%

Floor area ratio: 0.36

Height: Varies, but not more than 30' at the top of roofs over the multipurpose space

Front yard setback: None required, 11' at a minimum along La Jolla Village Drive

Side yard setback: Non required but 15' along La Jolla Scenic Way and 14' along LJVDN

Percent of green softscape: 65%

Off street parking: 68 Spaces

PROJECT IS SEEKING A:

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO: N/A

COMMENTS: Please provide color and material board and neighborhood photos.

If applicable, please provide the neighborhood review decision

COMMITTEE FINDINGS 7/22/08:

- a. Applicant clarified that this is a new project and previous project (Sept. 2004) is currently under litigation and previous permits are invalidated
- b. Owners Rep to return to PRC with a variety of information:
 - i. Complete architectural drawings of site and buildings with measurements
 - ii. Contingency plans for campus parking plan to include:
 1. shuttle routes and shuttle size

2. Any designated drop off zone?
 3. Any community use of facility?
 4. Specific long term plan for temp admin "house"?
- iii. Address impact of shuttle bus traffic on community
- iv. Address impact of drop off/pick up on adjacent streets/community
- v. Address how the La Jolla Scenic street vacation will affect:
 1. the width of the street at all points and
 2. the number of parking spaces that will be lost on the North side of the vacation

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4. VERIZON MANDELL (*PREVIOUSLY REVIEWED 7/22/08*)

PROJECT NUMBER: None

TYPE OF STRUCTURE: Stealth Designed Monopine

LOCATION: 8625 La Jolla Scenic

PLANNER: Jeffery Peterson

Ph: 619-446-5349

Email: jpeterson@sandiego.gov

OWNERS REP: Shelly Kilbourn

Ph: 619-223-1357

Email: shellykilbourn@cox.net

Kerrigan Diehl

Ph: 760-587-3003

Email: kerrigan.plancom@sbcglobal.net

PROJECT DESCRIPTION: Installation of 12 antennas mounted to new 30' stealth designed Monopine and 3 associated equipment cabinets.

Lot Size: 1.74 acres

Existing Sq/Ft: 75,794.40 SF

Addition Sq/Ft: 254 SF

Subterranean Sq/Ft (if applicable): N/A

Total Sq/Ft (excluding subterranean if applicable):

Percent of lot covered: 0.30%

Floor area ratio:

Height: 30'-0"

Front yard setback: 25'-0"

Side yard setback: 10'-0"

Percent of green softscape:

Off street parking: N/A

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**

COMMITTEE FINDINGS 7/22/08:

- a. **Owners Rep to return to PRC with neighbor input and adjacent use map.**

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5. LOMBROZO RESIDENCE (PREVIOUSLY REVIEWED 7/22/08)

PROJECT NUMBER: 156916

TYPE OF STRUCTURE: 5,428 SF Single-Story

LOCATION: 7855 Revelle Drive, La Jolla Planning Area

Thomas Bros, 44-B; 1227-JB

PLANNER: Edith Gutierrez

Ph: 619-446-5466

Email: egutierrez@sandiego.gov

OWNERS REP: Janice Patterson

Ph: 760-431-0800

Email: jpatterson@barratt.com

PROJECT DESCRIPTION: Demolish existing single story residence and build new single story residence, including pool and landscaping. Residence: 5,428 SF Living Area, two single-car and one two-car garage 1, 103 SF, and storage 110 SF, total footage 6,641.56

Lot Size: 20,286 SF

Existing Sq/Ft: 4,163 SF

Addition Sq/Ft: N/A

Subterranean Sq/Ft (if applicable): N/A

Total Sq/Ft (excluding subterranean if applicable): 5,428 SF 1,103 SF garage, and 110 SF

Storage = 6,641.56 total

Percent of lot covered: 34.1%

Floor area ratio: 32.7%

Height: 23.06 Entry Tower

Front yard setback: 25'

Side yard setback: 12'

Percent of green softscape: 32.7%

Off street parking: 4 garage spaces

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO: N/A

COMMENTS: Please provide color and material board and neighborhood photos.

If applicable, please provide the neighborhood review decision

COMMITTEE FINDINGS 7/22/08:

- a. **Owner Rep to return to PRC with neighbor and CC&R Architectural committee input**
- b. **Story pole the site to facilitate neighbor input**
- c. **Provide topographic drawings of site**