

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee**  
**Agenda, Tuesday, September 23, 2008**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**1. CHABAD LA JOLLA (*PREVIOUSLY REVIEWED 6/24/08*)**

PROJECT NUMBER: 120292

TYPE OF STRUCTURE: Synagogue/Single Family Residence

LOCATION: 2466 Hidden Valley Road

PLANNER:

Ph:

Email:

OWNERS REP: Ron Buckley

Ph: 619-298-1880

Email: buckleyconsulting@cox.net

PROJECT DESCRIPTION: Demo existing 2,951 sq/ft single family residence (SFR) and construction of an 11,666 sq/ft two story synagogue, pre-school and a SFR over 33 space basement parking.

Lot Size: 24,393 SF

Existing Sq/Ft: 2,951 SF

Addition Sq/Ft:

Subterranean Sq/Ft (if applicable): 11,964 SF of basement/parking

Total Sq/Ft (excluding subterranean if applicable): 11,666 SF

Percent of lot covered: 41%

Floor area ratio:

Height: 29'

Front yard setback: 31.5'

Side yard setback: 20'

Percent of green softscape: 32.9%

Off street parking: 37 spaces

PROJECT IS SEEKING A: Site Development Permit (SDP) and a Coastal Development Permit (CDP)

NEIGHBORHOOD DESCRIPTION: SF zoned neighborhood with varying size lots and houses of varied architectural styles.

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 6/24/08:***

- a. **Owners Rep presented 5/5/08 Traffic Report prepared by Andrew Schlaefi. Stated that the report was verbally approved by City. Stated that report is based on a restricted access to/from site during specific hours weekdays and weekends which would be a condition of approval.**
- b. **Public Comments:**
  - i. **Missy Ross – Neighbor**
    1. **Requested return once public has reviewed report**
  - ii. **Charlotte Thompson – Neighbor**
    1. **Concerned that report was not valid as it was not based on Ardath entrance to project**

- iii. **Lee Levinson – Neighbor**
  - 1. **Concerned that report was not valid due to reliance on peak traffic hours**
- iv. **Suzanne Geller – Neighbor**
  - 1. **Concerned that congregants will park on street on Saturday & Holidays and there will be frequent weekday traffic due to children drop/pick-up at day-care center**
- v. **Richard Haskell – Neighbor**
  - 1. **Concerned that there is no real consequence of a violation of the written conditions as proposed.**
- vi. **Jim Chastain – Neighbor**
  - 1. **Concerned that report was conducted on Presidents Day weekend, when traffic is reduced. Believes conditions of approval are not practical to enforce once granted.**
- vii. **Tony Alden – Neighbor**
  - 1. **Requested the project be delayed until neighbors have access to study the report and meet with Owners Rep to satisfy questions.**
- c. **PRC Action**
  - i. **Chairman: Espinoza suggested the project be continued until the traffic report has been reviewed with neighbors in 300' radius and by the PRC members (who were not aware the report had been completed).**
  - ii. **In addition, applicant should be prepared to answer previously raised concerns about bulk/scale and the pre-school impact as noted by the PRC in February, 2007.**
  - iii. **Vote: 4-0-0 to continue at a future time**

**2. LOEW RESIDENCE**

PROJECT NUMBER: 147437

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7750 Lookout Drive

PLANNER: Kathy Henderson

Ph: 619-446-5241

Email: khenderson@sandiego.gov

OWNERS REP: Jim Galvin

Ph: 619-298-8344

Email: jim@gcparchitects.com

PROJECT DESCRIPTION: Demolish existing single family residence. Construct new single family residence.

Lot Size: 9,555 SF

Existing Sq/Ft: 3,350 SF

Addition Sq/Ft:

Subterranean Sq/Ft (if applicable): 2,556 SF

Total Sq/Ft (excluding subterranean if applicable): 5,844 SF

Percent of lot covered: 37%

Floor area ratio: 62%

Height: 30 Ft

Front yard setback: 12'-2"

Side yard setback: 6'-0"

Percent of green softscape: 30%

Off street parking: 2

Other:

PROJECT IS SEEKING A: Site Development Permit & Coastal Development Permit

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**

3. 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
    3. Concerned with size vs. CA standards for rehabilitation of historic buildings (provided hand-out to PRC)
  - ii. Drex Patterson – Neighbor
    1. Requests re-design of project due to excess bulk/scale
  - iii. John Little – Attorney (representing Mrs. Levy @ 7750 Sierra Mar)
    1. Requests continuation to ensure owners reps contact neighbors to review design and story pole impact on view corridor
  - iv. Judy Swain – Neighbor and wife of Ed Holmes

**1. Requests re-design to ensure character and bulk/scale are similar with balance of neighborhood**

**c. PRC Action**

- i. Motion Naegle – Return to PRC after meeting with neighbors, introducing story-poles and re-design to mitigate bulk/scale. Must take new design to DAS for a consistency ruling. Must provide materials board (2<sup>nd</sup> request).**
- ii. 2<sup>nd</sup> Morrison**
- iii. Vote: 5-0-0**

**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.**

**5. THE CHILDREN'S SCHOOL**

PROJECT NUMBER: 151283

TYPE OF STRUCTURE: Two modular school buildings

LOCATION: Northwest corner of the site

PLANNER: Dan Stricker

Ph: 619-446-5251 Email: dstricker@sandiego.gov

OWNERS REP: Latitude 33 Planning & Engineering Ph: 858-751-0633 Email: ted.shaw@latitude33.com

PROJECT DESCRIPTION: The propose project will add classroom space for the 6th, 7th and 8th grades without increasing the student population. In conjunction with the School improvements, the project will improve the D.G. parking areas with asphalt parking lots; improve the efficiency of the drop-off/pick-up and parking areas fronting the school. The classroom building will feature photovoltaic panels on the roof and covering walkways, which will offer a hands-on educational experience for the students. The site will be landscaped along walkways, driveways, and parking isles with native plants, groundcover and trees that are acceptable to the San Diego Unified School District Standards Design Guide.

Lot Size: 260,924 SF

Existing Sq/Ft: 23,985 SF

Addition Sq/Ft: 11,711 SF Middle Years Building & 3,417 SF Media Arts Building

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

Total Sq/Ft (excluding subterranean if applicable): 15,182 SF

Percent of lot covered: Existing: 9.2% Proposed: 13.6%

Floor area ratio: Existing: 0.09 Proposed: 0.15

Height: Max 15'4"

Front yard setback: The property setbacks conform to the surrounding properties.

Side yard setback: The property setbacks conform to the surrounding properties.

Percent of green softscape: 48%

Off street parking: 65

Other: 11 –On Street

PROJECT IS SEEKING A: Site Development Permit & Coastal Development Permit

NEIGHBORHOOD DESCRIPTION: Adjacent properties to the north of the project site are zoned LJSPD – visitor, and the adjacent properties to the west, east and south on the site are zone LJSPD-Single-Family.

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO: Parking in the front setback

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

**6. PROPOSED AMENDMENT TO THE LA JOLLA SHORES PDO**