

La Jolla Shores Permit Review Committee - Draft Agenda

4:00 p.m. - Tuesday, July 28, 2009

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

1. Non-Agenda Public Comment
2. Chair Comments - Elect New Chair, Elect Secretary and/or share responsibilities
3. Project Review

A. GATTO RESIDENCE - *Hearing is Contingent on receipt of MND from City*

- PROJECT NUMBER: #174540
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 8368 Paseo del Ocaso
- PLANNER: Jeff Peterson Ph: 619-446-5237 Email: japeterson@sandiego.gov
- OWNERS REP: Michael R Morton AIA Ph: 858-459-3769 Email: m-morton@pacbell.net
- PROJECT DESCRIPTION: Demolish existing 2,540 sq/ft two-story residence, build a new two-story single family residence of 4,348 sq/ft (was 4,4744 SF, 396 SF reduction) with new lap pool and site improvements.
- Lot Size: 5,250 SF
- Existing Sq/Ft: 2,540 SF
- Addition Sq/Ft: 1,808 SF
- Subterranean Sq/Ft (if applicable): 2,085 SF
- Total Sq/Ft (excluding subterranean if applicable): 4,348.6 SF
- Percent of lot covered: 35.7% Building
- Floor area ratio: 0.828
- Height: 28' 8-1/4"
- Front yard setback: 15'
- Side yard setback: 4'
- Percent of green softscape: 30.5%
- Off street parking: 4 in garage, 2 in driveway
- Other:
- PROJECT IS SEEKING: Coastal Development Permit (CDP), Neighborhood Development Permit (NDP), and Site Development Permit (SDP)
- NEIGHBORHOOD DESCRIPTION: Developed residential neighborhood of similar sized lots. Older one & two story homes being redeveloped into larger two & three story homes.
- NEIGHBORHOOD REVIEW: No CCR. Met with neighbors to review plans on February 17, 2009 and March 1, 2009.

Project previously approved 5-0-0 by Committee "Findings can be made to approve project subject to (1) lowering of the 2nd story front North bedroom by at least 1 foot (taking plate from 9' to 8') and (2) pushing this bedroom West by 6" to 1'. PRC recommendation was ratified by the La Jolla CPA.

Applicant returning to gain PRC and CPA approval in light of potentially new information presented in the draft Mitigated Negative Declaration (MND) dated _____, 2009. (Note City is still in evaluating whether the CPA and its subcommittees are subject to the California Environmental Quality Act (CEQA). Applicant is returning in an abundance of caution to gain CPA's "final action" based on CEQA document.

B. FAKHIMI RESIDENCE

- PROJECT NUMBER: # 179961
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 7790 VIA CAPRI
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Steve Ragan Ph: 858.756.2526 Email: sragan@johnjensenarchitect.com
- PROJECT DESCRIPTION: a 3,134 square foot addition to an existing single family residence on a 0.46 acre site (Source: City)
- Lot Size: 22,082 SF
- Existing Sq/Ft: 2,731 SF + 705 SF garage
- Addition Sq/Ft: 1,846 SF + 708 sf garage, does not include new covered patio
- Subterranean Sq/Ft (if applicable): 0 SF
- Total Sq/Ft (excluding subterranean if applicable): 4,577 SF + 1,413 sf garage
- Percent of lot covered: 29% (not including hardscape)
- Floor area ratio: 0.27 (includes garage)
- Height: 19'-11"
- Front yard setback: 15'
- Side yard setback: 8'
- Percent of green softscape: 51%
- Off street parking: 6 cars
- Other:
- SEEKING: Site Development Permit (SDP)
- NEIGHBORHOOD DESCRIPTION: single family homes
- NEIGHBORHOOD REVIEW:

Initial review

C. WHITNEY MIXED USE - *Hearing is Contingent on receipt of Cycle Letter from City*

- PROJECT NUMBER: #1825130
- TYPE OF STRUCTURE: Mixed Use (residential over retail)
- LOCATION: 2202 & 2206 Avenida de la Playa
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Tim Martin Ph: 760-729-3470 Email: tim@martinarchitecture.com
- PROJECT DESCRIPTION: Demolition of existing 1 story residential unit and retail store. Construction of one Shopkeeper retail unit with the City required parking at street level built above the City required 5 car residential parking garage (below street level). As well the construction of two Shopkeeper residential condominiums above the street level retail unit, all of which shall not exceed 30' in height. (Source: Applicant)
- Lot Size: 3952 SF
- Existing Sq/Ft: 2672 SF
- Addition Sq/Ft: n/a
- Subterranean Sq/Ft (if applicable): 3272 SF
- Total Sq/Ft (excluding subterranean if applicable): 9228 SF
- Percent of lot covered: 95%
- Floor area ratio: 2.34
- Height: 30'
- Front yard setback: 0'
- Side yard setback: 0'
- Percent of green softscape: 0%
- Off street parking: 2 commercial spaces at grade, 5 spaces for resident underground
- Other:
- SEEKING: Coastal Development Permit (CDP) and Site Development Permit (SDP)
- NEIGHBORHOOD DESCRIPTION: Mixed use commercial of similar sized lots. Older one & two story commercial buildings being redeveloped into two mixed use buildings.
- NEIGHBORHOOD REVIEW:

Initial review

4. PRC Bylaws

Proposal to reduce the number of parent organizations and alter the composition of the committee.