

La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday July 27, 2010

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

1. Non-Agenda Public Comment
2. Chair Comments
 - Upcoming Hearings – Whitney Project, July 28, 8:30 AM Hearing Officer
 - Marcus Residence, August 4, 8:30 AM Hearing Officer
 - T-Mobile Cliffridge, August 5, 9:00 AM Planning Commission
3. Project Review –A - D

A. Sprint Nextel/Clearwire Cliffridge Park – Action Item

- PROJECT NUMBER: 194434
 - TYPE OF STRUCTURE: Cell site
 - LOCATION: Cliffridge Park - 8311 Cliffridge Avenue
 - PLANNER: Simon Tse PH 619-687-5984 e-mail: stse@sandiego.gov
 - OWNERS REP: Debra D. Gardner 619-726-8110
- PROJECT DESCRIPTION as described at January PRC meeting (Approved by Planning Commission on July 8, 2010): Conditional Use Permit for a Clearwire wireless communication facility inside two existing foul poles whose height will be increased by 6 feet (one dummy) concealed behind RF transparent materials with above ground equipment inside a chain-link fence with slats. [The project consists of new panel antennas and new directional antennas on two existing poles (left field line one is a dummy to match) with new RF radomes. The associated equipment will be installed inside the existing chain-link fence enclosure.] (City) Further from applicant: add 4'x4' equipment area to existing equipment facility.

Motion: Merten, Second: Naegle

Based on the plans dated 1/21/10 and presented to the committee, findings can be made for a CUP for the proposed Sprint/Nextel/Clearwire development.

Motion approved: 6-0-1

Approve: Lucas, Merten, Morrison, Morton, Naegle, Schenck; Oppose: none; Abstain: Boyden (chair)

Revised project description based on plans dated July 2, 2010-subsequent to submittal to Planning Commission. Community members proposed holding the left field foul pole to its current 20' height.

An informal substantial conformance review so that any interested parties may learn of this change and the supporting rationale. A vote may be taken to endorse or not endorse this change. Result will be forwarded to the LJCPA in the usual fashion

B. Whitney Mixed Use Project Variance - Possible Action

- PROJECT NO: 182513
- TYPE OF STRUCTURE: Mixed Use (residential over retail)
- LOCATION: 2202 & 2206 Avenida de la Playa
- PLANNER: Tim Daly; 629-446-5356; tdaly@sandiego.gov
- OWNERS REP: Tim Martin; 760-729-3470; tim@martinarchitecture.com

The PRC will only consider testimony related to the proposed variance and whether the findings can be made for it. See available information below.

Project Description: Demolish the existing single-story retail store and the construct a new three-story building (with a maximum height of 30 feet) consisting of two residential condominium units on the second and third floors, basement parking, and 2,000 square feet of commercial condominium unit space on the ground floor for a total building gross floor area of approximately 8,950 square feet on a 0.09-acre site located at 2202 and 2206 Avenida de la Playa in the Commercial Center (CC) Zone of the La Jolla Shores Planned District in the La Jolla Community Plan area. [Description changed so that the entire building, including commercial space will be condominium ownership.]

Seeking: Coastal Development Permit, Site Development Permit, Variance, and Tentative Map Waiver

Information below on the nature of the variance is an image, copied and pasted in) from the Errata Sheet of the Final MND, dated July 9, 2010. It is hoped that additional information from the Report to the Hearing Officer for the hearing scheduled for July 28, will be available at the meeting.

ERRATA: The above-referenced MND was released for a 20-day public review period on March 9, 2010 and the document was finalized on July 6, 2010. Following release of the Final MND and prior to the public hearing, City Staff determined that a Variance per Municipal Code Section 126.0805 was also required for the Project to allow alley design features along Calle Clara when the right-of-way (ROW) width exceeds the defined width of an alley per LDC Section 113.0103. The addition of this Variance requires no changes to the existing plans and/or scope of the project and no new or additional CEQA impacts have been identified by adding a project requirement to obtain this Variance.

This community review is being undertaken so that any interested parties may learn of the City's determination that a variance is required and any supporting rationale. A vote of some nature may be taken. Result will be forwarded to the LJCPA in the usual fashion.

C. McLeod Residence

- PROJECT NUMBER: 208602
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8484 La Jolla Shores Drive
- PLANNER: Will Zounes Ph: 619-687-5942; wzounes@sanidiego.gov
- OWNERS REP: Richard Gombes; 858-456-4070; rgombes@san.rr.com

Project Description: Demolish existing residence and construct a 3,600 sq ft 2 story single family residence on a 0.12 acre site at 8484 La Jolla Shores Drive in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking. [City]

- Lot size: 5500 sq. ft.
- Existing Sq/ft: 1,838 sq. ft (living + garage)
- Proposed Sq/ft: 1st story: 2,109 sq.ft plus 477 sq.ft. garage
2nd story 892 sq.ft

Total: 3001 sq.ft. plus 477 sq.ft. garage

- Percent of lot covered: 54%
- Floor area ratio: 55.6% without garage: 63% including garage
- Height: 29'8"
- Front yard setback: 19'0"
- Side yard setback: 4'2"
- Off street parking: 2 spaces garage plus 2 spaces driveway

Project seeking: Side Development Permit and Coastal Development Permit, Process 3.

Action item- to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant. Item is subject to continuance for additional information.

D. Cave St/2503 Ardath Road -- Historic Houses Relocation

- PROJECT NUMBER: 1042
- TYPE OF STRUCTURE: Existing Single family residential and guest house
- LOCATION: 2503 Ardath Road, moved from Cave Street
- PLANNER: Glenn Gargas: Ph: 619-446-5142; ggargas@san Diego.gov
- OWNERS REP: Maria Burke Lia, Esq618-235-9766; mblaw@earthlink.net

Project Description: Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New foundations for both; new plumbing; new mechanical. New electrical new structurals; and new three (3)-garage. [Applicant]

- Lot size: 16,460.65 Sq.Ft.
- Existing Sq.Ft: Structure 1 (residence) 704 Sq.Ft.
 - Structure 2 (residence) 1576 Sq.Ft.
 - Total: 2280 Sq. Ft.
- New Construction: Garage 734 Sq.Ft.
- Addition: Structure 1, 1st story: 209 Sq. Ft.
 - Structure 2, 1st story: 242 Sq. Ft.
 - Structure 2, 2nd story: 134 Sq. Ft.

Total: 2865 plus 734 garage= 3601 Sq.Ft.

- Percent of Lot covered: 17%
- Floor Area Ratio: 0.22 with garage; .17
- Height: 30'
- Front Yard Setback: 18'4"
- Side yard setback: 5'
- Percent of green softscape 75%
- Off street parking: Garage 3, Driveway 3; Total 6

Project seeking: Site Development Permit and Coastal Development Permit and Conditional Use Permit (Cave)

Action item- to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant. Item is subject to continuance for information or changes.