

La Jolla Shores Permit Review Committee's Publication Agenda

4:00 p.m. B Tuesday August 23, 2011

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

1. Non-Agenda Public Comment

2. Chair Comments B

-- To date we have no information on: Cto. Bello and and LJS electric Undergrounding district and Gaxiola as to when they want to schedule. Also in this category is a Torrey Pines Road slope repair between Little and Roseland, southeast side of road

-- Palazzo project appeal to City Council will likely be heard in the latter part of September,

--LJCPA voted to send comments on the 8490 Whale Watch project draft ND, based on letter drafted by Phil Merten. Hearing Officer hearing scheduled for August 24

--LJCPA approved Kooklani plans that were revised to move swimming pools back and conform to Proposition D—approved by Planning Commission July 21st.

--LJCPA passed on consent Nooren plans, 8001 Calle de la Plata—see below

-- LJCPA approved on consent the LJSPRC recommendation that the LJCPA hold a full hearing and discussion on the whether the underlying citywide FARs in all zones should be confirmed as applying in the La Jolla Shores Planned District. Hearing was held by the LJCPA on August 4th and item was passed.

-- Hooshmand resubmitted plans dated July 29th –likely September 27 PRC

--7th Update to Land Development Code adopted with direction on August 2-the first ordinance of 2012 fiscal year

--New plans received by Chair as of August 17.

8289 LJ Scenic North. NOA July 25th --- to be heard September 27

AT&T for 7990 Via Capri, not noticed as of August 17, 2011

Hillel Student Center NOA dated August 11-no contact as of 8/17/11

The Chair will be out of the country from September 1 to 17 and likely will not be able to carry on e-mail correspondence, though all hotels seem to have public computers

3. LJSPRC Housekeeping – Possible action items

a. Establish calendar for the remainder of 2011--Holiday break ?

b. Proposal to adopt as PRC procedures current LJCPA procedures affecting the PRC directly

c. Adopt other procedures for PRC operation, including committee members' roles

4. Project Review.

A. Via Rialto Storm Drain

B. Lundberg SCR- 7820 Lookout Drive

C. T-Mobile N. Torrey Pines Road

- D. Nooren Residence 8001 Calle de la Plata-Modification to PRC/LJCPA approved plans

E. 1912 Spindrift – Modification to LJCPA denied plans

4A. Via Rialto Storm Drain

- Project No. 222828
- Type: Slope Repair and Storm Drain Improvements

- Location: At 7435 Via Rialto and West of 7435 Cto. Rialto and SW to adjacent canyon
- Project Manager: Patricia Grabski; 619-446-5276; pgrabski@sandiego.gov
- Applicant: Jeff Soriano, City Engineer; jsoriano@sandiego.gov

Project Description: Slope repair and storm drain improvements on environmentally sensitive lands. The project is located at 7435 Via Rialto and west of 7435 Caminito Rialto extending to the southwest into the adjacent canyon. The project is located within the Coastal Overlay Zone (non-appealable), Coastal Height Limit Zone and the SF (Single-Family) Zone of La Jolla Shores Planned District within the La Jolla Community Plan and Local Coastal Overlay Zone and Council District 1. The construction phase of the project was completed on an emergency basis and was exempt from CEQA. This review is for the revegetation/erosion control plan.

Seeking: CDP and SDP for Environmentally Sensitive Lands

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.

4B. Lundberg Addition

- Project No. 243479
- Type of Structure: Single Family Residence
- Location: 7820 Lookout Drive
- Project Manager: Jeanette Temple; 619-557-7908; jtemple@sandiego.gov
- Owner's rep: Bill Hayer; 858-792-2800; bhayer@hayerarchitecture.com

Project Description:

Add 537 square feet on the second floor, partially over the garage of an approximate 5,770 square foot single family residence on a 0.326 acre site at 7820 Lookout Drive in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit [City]. This addition will not change the height or setbacks of existing structure. [Applicant]

Note: Changes to the CDP plan were permitted ministerially (without community review) to Exhibit "A" from 2004. These changes resulted in a change of design, addition of basement and increase in square footage from original plans. The "as built" current building was "permitted" by the City. The current application is to increase the square footage on the second floor beyond that "as built."

Seeking: Substantial Conformance Review to PTS# 12470, a Coastal Development Permit/Site Development Permit.

Proposed dimensions below: Where the text states "no change" the reference is to the "as built" version, not the values in the original CDP/SDP. **Numbers in brackets are values from those "permitted" in 2004.**

- Lot size: 14,220 sf
- Existing Sq/Ft: 6,573 sf [demolished]
- Proposed 1st story: 4,077 sf No change [4638 sf]
- Addition/Proposed 2nd story: Exist 1,267.8 sf + Proposed 537 sf =1,804 sf [1280]
- Subterranean: 3031 sf of which 333 sf to the GFA No change [None]
- Total Sq/ft (excluding subterranean if applicable) 7,110 sf [5918 sf]
- Percent of lot covered: 37% No change from existing [33%]
- Floor area ratio: Existing 0.46 Proposed: 0.5 [.416]
- Height: 29' from street level, 39' from low point within 5' of structure
 - –No change
- Front yard setback: 10' No change [same]
- Side yard setback: 8' No change [same]
- Percent of green softscape 43% No change [41%]
- Off street parking: 5 space: Garage 3, Driveway 2 – No change [4: 3/1]

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. The item must be cleared today as the report to the City must be made by September 2, the day after the September 1. LJCPA meeting.

4C. T-Mobile N Torrey Pines Road

- Project No.: 236364
- Type of Structure: Wireless Communication Facility
- Address: 2849 1/3 La Jolla Village Drive
- Project Manager: Alex Hempton; 619-446-5349;ahempton@sandiego.gov
- Contact name: Anne Regan, DePratti, Inc. agents representing T-Mobile West Corp; 858-602-6522; Anne.wulfange@gmail.com

Project Description: Wireless Communication Facility (WCF) in the public right-of-way consisting of 3 panel antennas mounted to a replacement light standard with above-ground equipment. The project is located on the south side of La Jolla Village Drive at 2849 1/3 La Jolla Village Drive between Torrey Pines Road and La Jolla Scenic Way

Seeking: Conditional Use Permit (CUP), 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.

4D . Nooren Residence B Fifth review (amended second version)-Applicant is requesting review of a modification to previously approved plans.

- PROJECT NUMBER: 226965
- TYPE OF STRUCTURE: Existing Single family residential in Multi Family One (MF1) zone

- LOCATION: 8001 Calle de la Plata
- PLANNER: Jeffrey A. Peterson; 619-446-5237; JAPeterson@sandiego.gov
- OWNERS REP: Michael Rollins; Cell 619-993-6003; Michael@rollinscc.com

Project description: Demolish an existing single family residence and construct a 2725 ~~3,700~~ square foot, two-story single family residence over a 656 ~~635~~ square foot garage on a 0.10 acre site. The proposed project will conform to the Council Policy 900-14 criteria by generating 50% or more of the projected total energy consumption on site through renewable energy resources (i.e. photovoltaic). Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation, Coastal and Beach Impact Areas of the Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones. [City]

Seeking: Site Development Permit (SDP) and Coastal Development Permit (CDP)

Note: the applicant wishes to gain committee approval for a revision to those previously approved by the PRC and LJCPA. Dimensions have not changed. Revisions appear to be substituting a parapet building sides and short walls parallel to street frontages.

Previous Actions:

LJSPRC, June 28, 2011

Motion: Merten Second: Schenck

Findings can be made for a CDP and a SDP based on the plans presented--dated 6/17/2011 and submitted to the City 6/28/2011.

Motion carries: 4-0-3; Approve: Lucas, Merten, Morton, Schenck; Abstain: Boyden (chair), Donovan, Emerson –Donovan not present for previous three hearings; Emerson not present for first two hearings--Prior to their nomination to the LJSPRC.

LJCPA, July 7, 2011

Motion: To accept the recommendation of the LJ Shores Permit Review Committee: (E) Nooren Residence: Findings can be made for SDP & CDP based on the plans presented - dated 6/17/2011 and submitted to the City 6/28/11, and forward the recommendation to the City. (Allen/Fitzgerald, 12/0/1)

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.

E. 1912 Spindrift (Third Review)

- PROJECT NUMBER: 214654
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 1912 Spindrift
- Project Manager Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Lisa Kriedeman; 858-459-9291; lkriedeman@islandarch.com

Project Description: Demolish existing residence and construct a 4699 sq. ft., two-story single family residence. City Coastal (appealable); Coastal Height Limit, Sensitive Coastal, Flood Plain, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones

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[City]Construction of new two level single family residence with loggia, balconies, hardscape, landscape, retaining walls, masonry, fences and pool. [Applicant]

Note: Applicant is returning with a “minor design change” to add garage to accommodate two cars in tandem to address reasons for LJCPA denial.

Changes to dimension previously approved by LJSPRC

- First floor: 1675 sf increased to 1767 sf
- Second floor: 1880 sf decreased to 1843 sf
- Total Sq. Ft.: 3555 sf increased to 3610 sf
- Lot Coverage: 12.3% increased to 13%
- FAR: same at .26
- Height at House Ridge: same at 25’1/4”
- Front yard setback: 12’ and 22’5” now 11’ to garage, and 12’6” to 16’4” max to house
- Side yard setbacks; 6’ and 2’; now 8’ (N) and (S) 0’ to 8” at house; 13’ (S) at garage
- Step back to second story: previously none; now varies: 2’-8” to 5’-7”

Previous Actions:

LJSPRC January 25, 2011

Motion: Lucas; second: Morrison

Findings can be made for the project as shown with the 2’ South and 6’ North side setbacks. The committee suggests that thinning of the trees be trimmed and that hedges and bluff shrubbery be landscaped and trimmed to improve neighborhood and public views along the property lines.

Motion carries: 4-3-0; Approve: Lucas, Morrison, Morton; Oppose: Merten, Naegle, Schenck; Tiebreak: Boyden (chair) approve

LJCPA April 7, 2011

Approved Motion: Motion: Recommend denial: Findings cannot be made for a Site Development Permit and a Coastal Development Permit: 1) The south setback does not comply with the La Jolla Community Plan. 2) Off street parking within the front yard does not comply with the La Jolla Shores Planned District Ordinance, (Merten/Little 9/5/1)

LJCPA August 4, 1912 Spindrif CDPApproved Motion: To appeal the decision of the Hearing Officer regarding 1912 Spindrif to the Planning Commission, (Little/Courtney, 8/4/1).

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