

La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday March 22, 2011

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

1. Non-Agenda Public Comment

2. Chair Comments –

A. To date we have no information on: 2414 Calle del Oro, Cto. Bello and City Rialto Drain and LJS electric Undergrounding district as to when they want to schedule.

-At LJCPA of March 3, Diarq/Westway passed on consent. Joe LaCava announced that 1912 Spindrift would be reheard at the LJCPA in April, due to unspecified irregularities

-Sewer and Water repair SDP in northern beach area of LJS will likely be heard at the April LJSPRC.

-Whitney appeal at the City Council is scheduled for March 29th.

-No further word on Whale Watch Hearing.

B. PRC Terms of service are up for renewal during the month of May and for the Chair. PRC members appointed by the LJCPA should contact the new Chair of the CPA after one is elected in April and LJSA Chair for ratification by those boards at their May meetings.

3. Project Review –A-D

A. Casa Belmonte – Second Review

- PROJECT NUMBER: 226722
- TYPE OF STRUCTURE: Single Family Residence, two stories with basement
- LOCATION: 8435 Avenida de las Ondas
- PROJECT MANAGER: Glenn Gargas; 619-446-5142; ggargas@saniego.gov
- OWNER'S REP: David Hawkins, AIA; 619-232-7700; david@H2Asandiego.com

Project Description: Demolition of existing 5,000 s.f. single family residence plus 3-car garage. Construct new two story 5,803 s.f. two-story single family residence with 1,737 s.f. basement garage. Coastal Overlay (non-appealable); Coastal Height Limit; Parking Impact. Modifications expected before this meeting. **Revisions in red.** **Blue: information not provided previously.**

- Lot size: 21,965 sf (.502 acres)
- Existing Sq/ft: 5,000 sf (to be demolished) **now 4972 s.f.**
- Proposed Sq/ft: 1st story: 3,925 s.f. **now 3825 s.f.**
- Proposed Sq.Ft: 2nd story 1878 s.f. **now 1720 s.f.**
- Subterranean Sq/Ft: 1,737 s. f.
- Total Sq/Ft (excluding subterranean) 5,803 **now 5545 s.f.**
- Percent of lot covered: 21% **now 20%** (existing 23%)
- Floor area ratio: 0.26 **now 25%** (300' average = 27%)
- Height: 27'-8" **now 25'6"**
- Side yard setback: 9'-6" & 6'-0" **now 11'4", 7'6"** (Average 17.25;' 300' Average 13.78')
- Rear yard setback: 127'-6"
- Percent green softscape: 47%
- Off street parking: 2 regulation plus 3- non-regulation; all in garage

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

Previous Action:

Motion: Lucas; Second Naegle

Due to the two previous projects taking longer than anticipated we are out of time. Continue the project for responses to committee concerns.

Motion carries 5-0-1

Approve: Lucas, Merten, Morrison, Naegle, Schenck; Abstain: Boyden
(Furtek and Morton not present for this item due to scheduling issues)

Please see LJSPRC Minutes from February 22 for complete committee comments.

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

B. Aron Residence – Fourth Review

- PROJECT NUMBER: 215861
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8435 La Jolla Scenic Drive North
- Project Manager: Patrick Hooper; 619-557-7992; phooper@saniego.gov
- OWNERS REP: Colin Hernstad; 619-921-0114; colinhernstad@gmail.com

Project description: Demolish existing residence and construct a 2-story 8364 SF residence on a 0.49 acre site in the SF zone of LJSPDO within the LJ Community Plan, Coastal Height Limit, Airport Influence Area, [Campus] Parking Impact [City] To build a new SF residence to accommodate a young, very active family of 6 (expecting to increase) in an environmentally friendly home that will enhance the neighborhood and community. [Applicant] Applicant revisions as of 2-1-2011 are quoted in [brackets]; as of 3-11 [in blue]Replacement pages received, see below.

- Lot Size: 21,400 sq. ft.
- Existing Sq/Ft: 3968 [3860 plus 586 garages]
- Current 1st story: 3106 Sq. Ft; Proposed 1st story: 4162 Sq/Ft [Prop. 3998]
- Current 2nd story; 862 Sq. Ft; Proposed 2nd story: 4202 Sq. Ft. [Prop. 3544] [Prop. 3480]
- Garage: [966]
- Total Sq/Ft: 8364 [7532 + 966 = 8498] (Jan. 25 minutes cite 7498 for house alone)[8444]
- Percent of lot covered: 43% including garages [40%]
- Floor area ratio: .39 [.40]
- Height: 27' 2"
- Front yard setback: 48'
- Side yard setback: 5' north, 12' south for garages; house setbacks (2nd story) are wider [January 25 minutes state south is 9'] [8'11"]
- Street setback west: 58'
- Rear yard setback east: 84'

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- Percent of green softscape: 31.8% [37%]
- Off street parking: Garage 4; Driveway 8 [Garage 4; Driveway 6]

SEEKING: Site Development Permit (SDP)

Previous Action: November 2010 LJS Permit Review Committee

Motion: Morton Second: Merten

Continue item and return with: [Applicant's notes for 2-22 PRC]

- Parking spaces noted on site plan. [See site plan]
- Setbacks shown on site plan to second story. [See site plan]
- Finished landscape plan and drainage plan. [See landscape plan]
- Patio structure modifications and how they comply with city codes. [See Sheet #4]
- Show how drainage from roof and hardscape will be handled. [Presented 1-25-11]
- Distances of hardscape from property lines. [Presented 1-25-11]
- Completed geology study. [Presented 1-25-11]
- Updated landscape plan. [Presented 1-25-11]
- Calculate setback averages. [Presented 1-25-11] ?
- Extend site sections to neighboring structures on both side to show mass and bulk of these structures. [Presented 1-25-11]

Motion carries: 6-0-1;

Approve: Furtek, Lucas, Morrison, Merten, Morton, Schenck; Oppose: 0; Abstain: Boyden (Chair)

Please see November 2010 LJSPRC Minutes for Committee discussion and community input.

Previous Action: January 25, 2011

Motion: Merten; Second: Schenck

To continue project to future meeting.

Motion carries: 6-0-0

Approve: Lucas, Merten, Morrison, Morton, Naegle, Schenck; Oppose: 0; Abstain: Boyden

Please see January 25, 2011 Minutes for Committee discussion and community input

Motion: Morton Second: Furtek

Based on plans presented and annotated today Feb 22, this plan will be in conformance with the LJS PDO setbacks and the theme “unity with variety.” It is in conformance with other codes. The annotations to the plan include: landscape screening in the front, roof drainage be directed to street, and non-permeable surface runoff, that can be, should be directed to the street. Permeable paving was discussed for the rear and side areas.

Motion fails 2-5-1

Approve: Furtek, Morton

Oppose: Lucas, Merten, Morrison, Naegle, Schenck

Abstain: Boyden (chair)

Motion: Morton, Second: Merten

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Return to the committee with plans that incorporate changes on landscape screening, hardscape drainage directed to street. Present a workable drainage plan that has been submitted to the City. Present a fully updated set of plans. The drainage plan should be an improvement on the status quo.

Motion carries 7-0-1

Approve: Furtek, Lucas, Merten, Morrison, Morton, Naegle, Schenck. Abstain: Boyden

Please see February 22, 2011 LJSPRC Minutes for complete community and committee comments.

Action item- to approve without conditions the January 10, 2011 version with pages A-1, A-5, A-6 and A-8 modified in February 2011 and Hydrology reported modified in March 2011 to be submitted to the City, or deny with general or specific reasons, or approve as presented with signed statement by applicant. This item will not be continued, but will be referred on to the LJCPA.

C. Hooshmand Residence – Fourth Review

- PROJECT NUMBER: 198459
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 2480 Rue Denise
- PLANNER: Glenn Gargas: Ph: 619-446-5142; ggargas@saniego.gov
- OWNERS REP: Scott Spencer; 858-8898; scottspencerarchitect@yahoo.com

PROJECT DESCRIPTION: An addition and remodel to an existing residence (Applicant)

Note: The NOA dated December 28, 2009 cites a (PROCESS 3) Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site at 2480 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. However, the applicant states that a revised plan reducing the additional square footage by 1500 sq. ft and including additional changes was planned to be submitted to the City soon as of March 9.

The changes listed above were in fact submitted and reviewed in March. However, subsequently, additional changes have been made and applicant states they were shown to City on May 17. New values are in parenthesis in red. Latest version (amendment to plans dated May 17 or 24, 2010 and reviewed on May 25, 2010, adding uninhabited lower level terrace with rail is available at LJ/Riford Public Library on Draper. (Values in Blue include only main floor and garage) (Values added in green were taken from plans dated March 1, 2011 marked for review on March 22, 2011 Mt'g and include underfloors and terrace)

- Lot Size: 12,660 s.f. or 0.29 acres
- Existing Sq/Ft: 2015 plus 420 garage
- Addition Sq/Ft: 1st story 1981 s.f. plus 52 s.f. garage (1953 + 52 garage)(2052 + 52 garage)
- Subterranean: 212 (Lower level?) (105.1 at lower level) None, all eliminated.
- Exist. Un. Flr.G.F.A 888.0
- New Un. Flr/Main Flr: 145.0

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- New Un. Flr/ Lower Lvl: 994
- Total Sq/Ft 3996 +472 garage, except subterranean (4545 incl. garage; 4073 without)
 - 4539 sq. ft. including garage (New 6577 SF “4550+888+145+ 994”)
- Percent of lot covered: 36% (37.2%) (37.8%)
- Floor area ratio: .369 (.359) (.358) (New .5195)
- Height: 29.6’ (30’ & 29’6”)
- Front yard setback: 7’ 0”
- Side yard setback: 5’6” (Existing)/ 10’0” new
- Percent of green softscape: 55% (54.6%) (52.5%)
- Off street parking: 2 in garage
- SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)

Previous action March 23, 2010. See March 23, 2010 PRC minutes for more information

Motion: Schenck; Second Morton

To continue this item to a future meeting. The applicant should consider design issues raised by the Luetzow letter. We recommend meeting with neighbors and putting up story poles.

The applicant should bring next time:

- Neighborhood FAR and setback calculations for properties within 300 ft.
- Percentage of property on a 25% or greater slope and a percentage of coverage over that area.
- Elevations of the front of the house.

The motion is approved: 6-1-1. Approve: Lucas, Morrison, Merten, Morton, Schenck, Naegle; Oppose: Furtek; Abstain: Boyden (chair)

Previous Action May 25, 2010 Please see May PRC minutes for community and committee actions.

Motion: Furtek Second: Lucas – amendment by Merten accepted.

Motion to deny. Project does not conform to LJS PDO section 1510.0301(b): Specifically: “Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.”

It also does not abide by the three principles on Page 4, three on Page 5, and the first principle on Page 6 of LJ Shores Design Manual. The perceived bulk and relationship of the northward (rear) expansion and extension of the house in relationship to the development on adjacent properties disrupts the architectural unity of the area.

Discussion on the motion:

Morton: Appreciates the accommodations that have been made, but feels that the project is still not there.

Merten. Feels the northern expansion of the house extends too much, and the side setback should be similar to the setback on the adjoining property.

Motion carries: 7-0-1

Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck; Oppose: None

Abstain: Boyden (chair)

Previous action: Please see LJSPRC minutes for June 22, 2010 for additional info on another revision which was out of sync.

Action item-fourth review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant.

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D. Nooren Residence – First review

- 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 3,700 square foot, two-story single family residence over a 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 Overlay Zone, Coastal and Beach Impact Areas of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

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

- Lot Size: 0.10 Acres/ 4,550 sq ft
- Existing Sq/Ft: 1,906
- Proposed 1st story: 1,025
- Proposed 2nd story: 1,850
- Subterranean: 825
- Total Sq/Ft excluding subterranean: 2,875
- Percent of lot covered: 55%
- Floor area ratio: 0.81
- Height: 30 feet
- Front yard setback: 15 ft
- Side yard setback 4 ft
- Percent of green softscape: 20%
- Off street parking: 2 spaces within garage

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 or changes.