

La Jolla Shores Permit Review Committee B Publication Agenda

4:00 p.m. B Tuesday September 27, 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 when Gaxiola wants to schedule. Also in this category is a Torrey Pines Road slope repair between Little and Roseland, southeast side of road

---Cto Bello has deferred until they make another submission to the City.

---Palazzo project was withdrawn and therefore there will be no appeal to City Council

---LJCPA voted to appeal 8490 Whale Watch

---LJCPA approved on consent the T-Mobile approval and the Lundberg denial. The City approved the Lundberg SCR the next day and an appeal has been sent and according to recently passed LJCPA appeals procedures the LJCPA will hold a hearing to ratify or not on October 6.

---Nooren-8001 Calle de la Plata was pulled from the LJCPA consent and will have a full hearing at the CPA October 6 meeting

---LJCPA President Crisafi elected to hear the Rialto Storm drain as a full hearing at the Sept. 1, CPA meeting and it passed, the president of the HOA having been contacted.

---Hillel Student Center, NOA dated August 11-will be heard by the PRC on October 25th.

---An NOA has been issued to replace and install storm drain, and sewer main and water main. The project area is in the public right-of-way along Avenida De La Playa from Paseo Del Ocaso west to the seawall adjacent to the beach. No other information as of 9/21/2011

---Plans received for a 10,755 sf residence at 8440-8450 Whale Watch Way—appears to have 5201 sf additional applied to GFA- #254765-not yet noticed

---LJCPA passed a new appeals process – see upcoming LJCPA minutes

---LJSPRC potential procedures will be deferred until after LJCPA action on recommendations of Ad Hoc Committee—tabled to October 6

---the LJS PDO AB recommended three projects for Process One, stating reasons

---Review of current LJSPRC operating procedures/bylaws and meeting procedures

3. Project review

A. Chao Residence – 8289 La Jolla Scenic North

B. Undergrounding Residential 1J West –North of Ave. de La Playa, West of LJS Drive

C. Hooshmand residence – 2480 Rue Denise – Fifth Hearing

3A. Chao Residence

- Project No. 242106
- Type of Structure: Single Family Residence
- Location: 8289 La Jolla Scenic Drive North
- Project Manager: Jeff Peterson; 619-446-5327; japeterson@sandiego.gov
- Owner's rep: Sasha Varone, Golba Arch.; 619-231-9905; svarone@golba.com

Project Description: Demolish existing 1-story single family residence. Construct new 4,655 sf 2-story single family residence with basement. Construct new hardscape and landscape including pool.[applicant] 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 Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone. [City]

- Lot size: 10,007 sf
- Existing Sq/Ft: 2764 sf
- Proposed 1st story: 2716 sf
- Proposed 2nd story: 1,939 sf
- Subterranean: 1,118 sf (living); 1,741 sf (garage)
- Total Sq/ft (excluding subterranean if applicable) 4,655 sf
- Percent of lot covered: 30%
- Floor area ratio: 0.47
- Height: 28'-6" max
- Front yard setback: 20' -0"
- Side yard setback: 5'-2"@north; 4'-2" @south
- Percent of green softscape 34%
- Off street parking: 5 spaces in subterranean garage

Seeking: Site Development Permit (SDP)

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.

3B. Undergrounding Residential Block 1J West

- Project Number: 216751
- Type of Structure: Undergrounding of overhead utility lines and poles
- Location: See description below and map at hearing
- Project Manager: Helene Deisher; 619-446-5223; hdeisher@sandiego.gov
- Applicant: Mario Reyes, PM , City Utilities Undergrounding Program; 619-533-7426; mreyes@sandiego.gov

Project Description: Undergrounding of approximately 13,300 l. f. of overhead utility lines and poles in an area roughly described as north of Avenida de la Playa to SIO, west of La Jolla Shores Drive to the ocean. This description delineates a district and some lots already have undergrounding.

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

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

3C. Hooshmand Residence –Fifth Review-Approximately 3rd version

- 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.

Revised values for this July 27, 2011 version are listed below.

- Lot Size: 12,660 s.f. or 0.29 acres
- Existing Sq/Ft: 2015 sf plus 420 garage
- Proposed Addition: Main level 1504 sf + 96 sf (garage add)
- Proposed Main Level Total: 3939 SF
- Proposed Addition Lower level: 2158 sf
- Total Sq/Ft 6173 sf includes garage
- Possibility of underfloor for GFA (888 sf + 145 sf)
- Percent of lot covered: 40%
- Floor area ratio: .49
- Height: 30' & 29'6"
- Front yard setback: 7' 0"
- Side yard setback: 5'6" (Existing)/ 11'0" new
- Percent of green softscape: 51.3%
- 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
Continued the item

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.

Previous Action: March 22, 2011 Please see meeting minutes for meeting discussion

Motion: Merten Second: Naegle.

The Findings for a SDP cannot be made because the relationship of the proposed development to its site is so different from that of structures on adjacent parcels that the proposed development would disrupt the architectural unity of the area. (LJSPDO 1510.0301 (b) and LJSPD Design Manual p. 2). The Findings for a CDP cannot be made because the bulk and scale of the proposed structure when viewed from the rear (north) of the property is so different from that of older development on adjacent properties that it does not comply with the community character provisions of the residential element of the LJCP.

Motion carries: 4-1-1; approve: Merten, Morrison, Naegle, Schenck; oppose: Lucas; abstain: Boyden. (Morton took part in discussion but had to leave before the vote)

[Action item-fifth review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant.](#)