

**La Jolla Shores Permit Review Committee Agenda
La Jolla Community Planning Association**

Meeting Agenda for Tuesday, January 27 @ 4:00 PM

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

- 1. Welcome and Call to Order:** Phil Merten, Interim Chair
- 2. Adopt the Agenda**
- 3. Non-Agenda Public Comment** – 2 minutes each for items not on the agenda
- 4. Non-Agenda Committee Member Comments**
- 5. Chair Comments**
- 6. Project Review**

6A. Essencia

- Project No. 385839
- Type of Structure: Single Family Residence(s)
- Location: 7455 and 7451 Hillside Drive
- Applicant: Francisco Mendiola 610-804-4463 francisco@cdgius.com
- Project Manager: John Fisher 619-446-5231 JSFisher@sandiego.gov

Project Description: PROCESS 3 - Lot Line Adjustment, CDP and SDP amending LJSPD & CDP 99-1283-A/B and SCR 5632 to permit a 2,044 sf. ft. basement addition and a 335 sf. ft. lot line adjustment located at 7455 and 7451 Hillside Drive. The 18,874 sq. ft. lot is located in the LJSPD -SF Zone of the La Jolla Shores Planned District in the La Jolla Community Plan area.] and Coastal Non-Appealable Overlay zone.

6B. Fentisova Residence CDP/SDP

Including reconsideration of the previous action on the Mitigated Negative Declaration.

- Project No. 341980
- Type of Structure: Single Family Residence
- Location: 8374 Paseo Del Ocaso
- Applicant: Hilary Lowe 510-375-5693 klubhaus.hilary@gmail.com
- Project Manager: Jeff Peterson 619-446-5237 JAPeterson@sandiego.gov

Project Description: PROCESS 3 - Coastal Development Permit (CDP) and Site Development Permit (SDP), to demolish an existing 1,624 square foot, one-story single family residence and build a new 4,485 square foot, two story, single family residence with a basement. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is located at 8374 Paseo Del Ocaso on a 0.12-acre lot, in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Planning area, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, and Residential Tandem Parking Overlay.

6B. Fentisova Residence CDP/SDP (continued)

Previous PRC Action, November 19, 2014.

Motion by Naegle, second by Lucas: Motion: The draft MND for the Fentisova residence is in error because the Initial Study Checklist contained in the MND is in error in the manner indicated immediately below.

First, Page 31 of the Draft MND, Initial Study Checklist, under LAND USE AND PLANNING, asks: 'Would the project: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.'

The reviewer's response is: No Impact._

However, the project does conflict with applicable land use plans, policies or regulations, as follows:

The Design Principal section of the General Design Regulations of the LJSPDO (Sec. 1510.0301) and its corollary in the LJS Design Manual (p.2), state that: "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." The proposed project consists of a 5,110 sq. ft. (Gross Floor Area) on a 5,250 sq. ft. lot with a resultant Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The overwhelming size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. The overwhelming size and bulk of the proposed project will disrupt the architectural unity of the area. Therefore the proposed project does conflict with the Design Principal Section of the La Jolla Shores Planned District Ordinance.

The La Jolla Community Plan, Residential Element, Plan Recommendations regarding Community Character, states "In order to address transitions between the bulk and scale of new and older development in residential areas, maintain the existing 30-foot height limit of the single dwelling unit zones and Proposition D, structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air." Contrary to the recommendation of the La Jolla Community Plan, significant lengths of the north and south exterior building walls of the project proposed, set back only 4 feet from the side property lines, extend straight up from grade level a full 30 vertical feet without any horizontal offset or setback. Therefore, the proposed project does conflict with the La Jolla Community Plan and Local Coastal Program.

Because the project "conflicts with an applicable land use plan, policy or regulation..." the correct response should be '**Potentially Significant Impact.**'

(continued)

6B. Fentisova Residence CDP/SDP (continued)

Previous PRC Action, November 19, 2014. (continued)

Second, Page 31 of the Draft MND, Initial Study Checklist, under MANDATORY FINDINGS OF SIGNIFICANCE asks : b) Does the project have impacts that are individually limited, but cumulatively considerable?

The reviewer's response is: Less than Significant with Mitigation Incorporated

As stated previously the proposed project will have a Floor Area Ratio (FAR) of 0.97 which is 62% larger than the maximum FAR of 0.60 that is allowed for a single family residence on a similarly sized lot in a single family residential zone anywhere else in the City of San Diego. The size and bulk of the proposed project is significantly greater than that of existing homes on adjacent lots and in the surrounding area. If approved, the cumulative impact of this precedent setting project in conjunction with future projects with similarly large Floor Area Ratios would dramatically alter the existing character of the neighborhood. Therefore, the correct response should be '**Potentially Significant Impact.**'

The motion carried 6-0-0.

Previous PRC Action, December 17, 2014.

Motion by Lucas, second by Donovan: To continue the project to the next meeting and return with more info on all setbacks - front, side and rear - and how they relate to the neighborhood. Schenck: I would like to know more about the 2d story setbacks. Naegle would like to know about the other FARs in the neighborhood. Lucas accepts the amendments. Motion passes 5-0-2 (Emerson abstains because she was not present for the discussion and Merten abstains as the chair.)

6C. Leibowitz Residence CDP/SDP

- Project No. 374521
- Type of Structure: Single Family Residence
- Location: 8283 La Jolla Shores Drive
- Applicant: Dan Gower 858-270-1624 draftingDG@aol.com
- Applicant's Rep: Brian Longmore 858-391-1674 permitsolutions@hotmail.com
- Project Manager: P.J. Fitzgerald 619-446-5373 PFitzgerald@sandiego.gov

Project Description: (PROCESS 3) CDP and SDP to demolish an existing residence and a detached pool house, and construct a 9,245 sq. ft single family residence with a 157 sq. ft. detached pool house located at 8283 La Jolla Shores Drive. The 1.12 acre lot is in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone , Coastal Height Limit, within the La Jolla Community Plan area.

(continued)

6C. Leibowitz Residence CDP/SDP (continued)

Previous PRC Action, December 17, 2014.

Motion by Lucas, second by Naegle: To continue this item to a future meeting at which owners return with a drainage plan, confirmation of whether the sewer is public or privately-owned, a 300-foot radius setback survey, renderings, and a materials board which includes the roofing trim. Motion passes 6-0-1.

6D. Davis Residence Addition (Informational Presentation)

- Project No. 402110
- Type of Structure: Single Family Residence
- Location: 8430 La Jolla Shores Drive
- Applicant: Meg Davis
- Applicant's Rep: Robert Davidson IS Architecture robert@ISarchitecture.com
- Project Manager:

Project Description: The project involves adding a second story bedroom and bathroom addition on a single story house and enlarging the existing first floor family room. The cracked slab for the existing two car detached garage will be removed and replaced but the garage will otherwise remain unaltered in its current location. The existing 1000 sq. ft. house sits on a 5,497 sq. ft. lot. The project will add approximately 1000 sq. ft. massed at the back of the house. The house, built in 1941, has already undergone a single disciplinary review by City of San Diego Historic Staff where it was deemed to not meet local designation criteria as an individually significant resource (Project Number 402110).

7. Building Height Measurement (Informational Presentation)

An informal presentation and discussion of how build height is measured in accordance with applicable San Diego codes and regulations.

8. Federal and State Environmental Regulations (Informational Presentation)

An informal presentation by Dolores Donovan and discussion of Federal and State laws protecting nesting birds from construction activity.

Adjourn to next PRC Meeting, Tuesday, February 24, 2015, 4:00 pm