

La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday May 24, 2011

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

1. Non-Agenda Public Comment
2. Chair Comments –
 - To date we have no information on: Cto. Bello and City Rialto Drain and LJS electric Undergrounding district as to when they want to schedule.
 - Hooshmand is in the process of resubmittal and will be heard after the cycle reviews are done
 - _Gaxiola will be heard at our June meeting.
 - The LJCPA of May 5 was cancelled and was held Thursday, May 19th-approving Sewer/Water and AT&T on consent and approving Aron after a full de novo review.
 - Palazzo project appeal to City Council will to be heard on June 28, the same day as LJSPRC
 - No further word on Whale Watch Hearing.
 - Whitney appeal at City Council on May 3, the appeal was upheld and an EIR will be required
 - 7th Update to Land Development Code was heard May 19th. It will be heard at the Land Use and Development Committee, chaired by Sherri Lightner on Wednesday June 22 at 2 PM
3. Project Review A-C
4. Consider for possible action Item 33 of the proposed Update to the Land Development Code – Joe LaCava- This matter was heard by both the LJCPA and the Planning Commission on May 19th. It will be heard by the Land Use and Housing Committee chaired by Sherri Lightner on June 22, prior to being heard by the City Council. Item 33 changes the treatment of Separately Regulated Uses in the La Jolla Shores PDO. The LJCPA discussed the matter and varying points of view at length, including the previous LJCPA recommendation on the matter which was not incorporated into the draft reviewed by the Planning Commission. The LJCPA trustees did not appear to object to the City's language, but did not take action. The LJCPA President referred the matter back to the LJS PRC.

A. Trunkey Residence Site Repair – Return (Limited) Hearing

PROJECT NUMBER: 216283

TYPE OF STRUCTURE: Existing Single family residential

LOCATION: 7595 Hillside Drive

Project Manager Glenn Gargas: Ph: 619-446-5142; ggargas@sanidiego.gov

OWNERS REP: Dwight Weevie; 619-852-7150; dwright@solengineering.com

Project Description: Slope repair on environmentally sensitive lands. Site is currently outfitted with tarps for temporary erosion control. Structure modification is not currently planned. Project will include biological evaluation, protection of existing structure with micropiles prior to grading, grading, installation of shear pins, geogrid and riprap energy dissipator. There will be a comprehensive Revegetation/Restoration Planting plan featuring native plants.

Seeking: CDP and SDP for Environmentally Sensitive Lands

Previous Action: November 2010, see also minutes for comments

Motion: Morton; Second: Furtek

Findings can be made based solely by the grading plans presented to the committee.

Carried: 5-1-1; Approve: Furtek, Merten, Morrison, Morton, Schenck; Oppose: Lucas; Abstain: Boyden.

Motion: Merten; Second: Morton

Noting to the CPA that the motion was based only on the grading plans due to the urgency of the situation and ask the CPA to write a letter urging that work on the shear pins and micropiles begin immediately to protect the slope over the winter.

Carried 6-0-1; Approve: Furtek, Lucas, Merten, Morrison, Morton, Schenck; Oppose: 0; Abstain: Boyden Chair

Action item- to approve Revegetation/Restoration Planting thus concluding approval of CDP and SDP for Environmentally Sensitive Lands without conditions as submitted to City, deny with general or specific reasons, or approve as presented with signed statement by applicant. .

B. Nooren Residence – Third 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. [City]

Note: Applicant's attorney states that a **completely new home design** will be presented including: change in architecture, height reduction, lower FAR, compliance with all aspects of the LJSPDO including the dimensional view to the ocean provision. [Applicant]

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: TBA

Proposed 2nd story: TBA

Subterranean: TBA

Total Sq/Ft excluding subterranean: TBA

Percent of lot covered: TBA

Floor area ratio: TBA

Height: TBA

Front yard setback: TBA

Side yard setback TBA

Percent of green softscape: TBA

Off street parking: TBA

Previous action, March 22, 2011- See minutes for additional comments

Motion: Merten Second: Schenck

Continue item to a future meeting. The Applicant is requested to return with:

Side elevations that show the proposed development in relationship to the adjacent neighbors (a massing study)

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The structure should be located on the site so that the major axis of the structure will generally be at right angle to the shore line. The secondary or minor axis of the structure shall not exceed 60 percent of the width of the parcel, and no building facade should be a continuous plane over 50 feet in length. [SDMC1510.0306 (b) (3)]

Exterior walls of the existing structures on adjacent properties should be shown on site plan drawing. Address second floor walls adjacent to neighbors – step back the second story or create off-setting planes to provide visual relief according to the Community Character Plan Recommendations of the Residential Element of the LJCP.

Motion carries: 5-0-1

Previous Action, April 26, 2011, please see minutes for comments.

Motion: Morton to continue the project; died for lack of a second. Then the applicant requested a continuance on this project.

Motion: Morton; Second: Merten

To continue the project and provide documentation to show:

- How landscaping conforms to 30% greenscape rule
- How front conforms to the visibility triangle requirement
- How high the city engineering considers the visibility triangle goes.
- How does this project conform to the LJS PDO section 1510.0306 (b) (3)
- Materials board
- Transitions and step backs
- Style issue with the rest of the neighborhood.
- Streetscape to the west and south across both streets
- 300' photo survey

Motion carries: 5-0-1

Approve: Lucas, Merten, Morton, Naegle, Schenck; Abstain: Boyden (chair)

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.

C. Wells/Tyler Residence – Second review

PROJECT NUMBER: 233074TYPE OF STRUCTURE: Single family residence LOCATION: 8217 Paseo del Ocaso PLANNER: Glenn Gargas; 619-446-5142; ggargas@sandiego.gov OWNERS REP: Jackson Design and Remodeling; john@jacksondesignandremodeling.com

Project description: Demolish an existing SFR and construct 2532sf one-story home plus garage. Coastal Overlay (Non-Appealable), Coastal Height, Parking Impact, Residential Tandem Parking Zones.

- Lot Size: 5,500sf
- Existing Sq/Ft: 1562 sf
- Proposed 1st story: 2532
- Total Sq/Ft: 2532
- Percent of lot covered: 55%
- Floor area ratio: 0.46
- Height: 18'-6.5"
- Front yard setback: 17'11"
- Side yard setback 4'-0"

Percent of green softscape: 40%
Off street parking: 2 car garage, 492sf

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

Previous Action: April 26, 2011 see also minutes for comments

Motion: Lucas; Second: Merten

To continue to next time.

Provide materials to address:

300' neighborhood survey

Address front fence 50% above 3' visibility issue

Landscaping plan

Driveway 20' requirement from the city

Benefits of single story and 6' setback vs. larger setback and possible 2-story development.

Photos of houses with similar roof styles in the immediate neighborhood.

Opaque glass for the garage door – how translucent and will it be and will garage lights at night be an issue for the neighbors.

Motion carries: 4-0-1

Approve: Lucas, Merten, Naegle, Schenck; Abstain: Boyden (chair)

(Morton had to leave midway through presentation and was not present for motion)

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.