

La Jolla Shores Permit Review Committee B Publication Agenda

4:00 p.m. Tuesday April 24, 2012

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

1. Non-Agenda Public Comment – 2 minutes each

2. Chair Comments

- Zegarra Walls project was pulled from April LJPCA consent agenda by the applicant
- Gaxiola has resubmitted-the PM has advised that he will communicate again when the current cycles have been finalized

3. Project review

- A. Abelkop Residence -2481 Rue Denise
- B. Browar Residence- 2725 Inverness Court
- C. Taccone Residence -7206 Rue de Roark

3A. Abelkop Residence:

- Project No. 258472
- Type of Structure: Single Family Residence
- Location: 2481 Rue Denise
- Project Manager: Sandra Teasley; 619-446-5271; steasley@sandiego.gov
- Owner's rep: Colin Hernstad; 619-921-0114; colinhernstad@gmail.com

Project Description: a 2,298 square feet addition to an existing single family residence on a 0.29 acre site. Coastal Overlay (non-appealable) and Coastal Height Limit Zones

- Lot size: 13,000 sf
- Existing Sq/Ft: 3721 sf
- Proposed 1st story addition: 2275 sf
- Proposed 2nd story: none
- Total Sq/ft (excluding subterranean if applicable): 5,996 sf including garages
- GFA (if different from above)
- Percent of lot covered: 7112
- Floor area ratio; 0.46
- Height: 11'-8"
- Front yard setback: 17'-6" Existing
- Side yard setback: 9'-0" and 10'-0"
- Rear Yard setback: 10'-0"
- Percent of green softscape: 37%
- Off street parking: 4 garages

Seeking: Site Development Permit (SDP)

Previous LJSPRC Action – See minutes for discussion and other details

Motion: Emerson; second: Schenck

Continue this item to future meeting. Applicant should provide:

- Measured dimensions of driveway from street to garage door.

- Visibility triangles shown on plan
- Scenic overlook on north west of property addressed
- Updated roof plan.
- Dimensions of property line to buildings on all 4 sides.

Motions carries: 6-0-1

Approve: Emerson, Lucas, Merten, Morton, M. Naegle, Schenck; **Oppose: None;**

Abstain: Boyden; **Absent:** Donovan- left before vote

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. Browar Residence

- Project No. 269064
- Type of Structure: Single Family Residence
- Location: 2725 Inverness Court
- Project Manager: Jeanette Temple; 619-557-7908; jtemple@sandiego.gov
- Owner’s rep: Bill Hayer; 858-792-2800; bhayer@hayerarchitecture.com

Project Description: Demolish existing single family residence and construct new single family residence with associated site walls and swimming pool. [applicant] Site size: 1.35 acres, located in Coastal Height Limit, Coastal Overlay and Campus Impact Parking Zones (non-appealable)

- Lot size: 58,840 sf
- Existing Sq/Ft: 4,158 sf
- Proposed 1st story: 6,306 sf
- Proposed 2nd story: none
- Subterranean: 1,348 sf
- Total Sq/ft (excluding subterranean if applicable): 6,306 sf
- GFA (if different from above) 6,566 sf
- Percent of lot covered: 11%
- Floor area ratio: 0.111
- Height: 30’
- Front yard setback: 7’-0”
- Side yard setback: 7’-0” & 16’-0”
- Rear Yard setback: 158’-4”
- Percent of green softscape: 85%
- Off street parking: 4 spaces: 3 in garage, and 1 in driveway

Seeking: Coastal Development Permit (CDP) and Site Development Permit (SDP) for La Jolla Shores Planned District and Environmentally Sensitive Lands

Previous PRC Action: See March 2012 Minutes for discussion and details

Motion: Emerson; second: M. Naegle

Continue to next time. Provide:

Plans showing the revised driveway on submitted plans.

Determine total number of rooms considered a bedroom. Is lower office is considered a bedroom under city codes?

Provide street level perspectives and views showing house from cul de sac.

Motion carries: 6-0-1; Approve: Emerson, Lucas, Merten, Morton, M. Naegle, Schenck
Oppose: None; Abstain: Boyden

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. Taccone Residence (pending receipt of cycles)

- Project No. 164177
- Type of Structure: Single Family Residence
- Location: 7206 Rue de Roark
- Project Manager: Glenn Gargas; ggargas@sandiego.gov
- Owner's rep: Claude-Anthony Marengo; 858-459-3769; cmarengo@san.rr.com

Project Description: Extension of Time for Coastal Development Permit 588201 and Site Development Permit 588202 to demolish existing residence and construct a 7,366 square foot single family residence with a 555 square foot guest quarters on a 0.30 acre site. The property is located at 7206 Rue De Roark, Coastal Overlay (non-appealable), Coastal Height Limit. **Also described as:** Complete demo & removal of existing 2,469.9 sf SF residence & existing 522.9 sf garage & removal of all hardscape. Construction of new 5,650 sf 1 story residence over 4,637 sf basement & 1,759 sf garage & 551.2 sf guest house. Approved by PRC as Pierce residence in November 2008.

- Lot size: 13,263.3 sf
- Existing Sq/Ft: 2469.94 sf
- Proposed 1st story: 5,650.40 sf/551.2 sf guest house
- Proposed 2nd story: none
- Subterranean: 4737.0 sf
- Total Sq/ft (excluding subterranean if applicable): 6,201.6 sf
- GFA (if different from above)
- Percent of lot covered: 47%
- Floor area ratio: 6,201.6 sf
- Height: 20'-2" to top of chimney from grade (per-email)
- Front yard setback: 10'-0" Neighborhood setback
- Side yard setback: 10'-0" north property line (both sides same per-email)
- Rear Yard setback: None maintaining 10'-0" neighborhood setback (per-email)
- Percent of green softscape: 33%
- Off street parking: 3 in garage,

Seeking: Extension of Time

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