

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Agenda, Tuesday, July 22, 2008
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. ZAHID RESIDENCE

PROJECT NUMBER: 154820

TYPE OF STRUCTURE: Residential detached guesthouse

LOCATION: 7884 Lookout Drive

PLANNER: Helene Deisher Ph: 619-446-5223 Email: hdeisher@sandiego.gov

OWNERS REP: Tom Kina / Don Edson Ph: 760-438-5827 Email: don@donedson.com

PROJECT DESCRIPTION: New two-story detached guesthouse with four car garage.

Lot Size: 53,370 SF

Existing Sq/Ft: 7,500 SF (Existing main house)

Addition Sq/Ft: 4,720 SF (New guesthouse)

Subterranean Sq/Ft (if applicable):

Total Sq/Ft (excluding subterranean if applicable): 12,220 SF

Percent of lot covered: 14%

Floor area ratio: 0.23

Height: 39'-6"

Front yard setback: 15'-0" / 28'-0" Actual

Side yard setback: 5'-0" / 7'-0" Actual

Percent of green softscape: 66%

Off street parking: 6

PROJECT IS SEEKING A: Site Development Permit (SDP) & Coastal Development Permit (CDP)

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

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2. DANIELS RESIDENCE (PREVIOUSLY REVIEWED 6/24/08)

PROJECT NUMBER: 153921

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7907 Princess Street

PLANNER: Kathy Henderson

Ph: 619-446-5241

Email: khenderson@sandiego.gov

OWNERS REP: Michael Vettters

Ph: 858-459-9291

Email: mvettters@islandarch.com

PROJECT DESCRIPTION: 2,259 square foot addition to existing single family residence comprised of new second story over part of existing first story, new basement area below expanded garage to allow for (3) cars and associated site walls and balconies.

Lot Size: 0.25 Acres / 11,175 SF

Existing Sq/Ft: 4,673 + 490 garage = 5,163 SF

Addition Sq/Ft: 1,985 + 274 garage = 2,259 SF

Subterranean Sq/Ft (if applicable): 228 SF

Total Sq/Ft (excluding subterranean if applicable): 7,422 SF

Percent of lot covered: 46%

Floor area ratio: 66%

Height: Top of Chimney @ 29'-10 ¼" (Elev. + 116.63'); Max Ridge Height @ 28'-2 ½" (Elev. + 114.98')

Front yard setback: Existing 12'-6"

Side yard setback: Existing N 4'-1", E 1'-1", S 0'-0" along Torrey Pines

Percent of green softscape: 22% proposed (15% existing)

Off street parking: 3 car garage proposed

Other: Previous CDP 89-1392 expired April 11, 1990 and allowed second story addition, underground garage and 2,142 SF increase. 65% FAR and reduction in Princess Street setbacks.

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: Single Family Residence

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.

COMMITTEE FINDINGS 6/24/08:

a. Owners Rep presented answers to 3 previously requested items.

b. Comments from Public included:

i. Roger Craig – Neighbor @ 1802 Amalfi Way

1. Referenced a letter from City dated 6/5/2008 that had significant issues with FAR, low-point and bulk/scale

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2. Requested a continuation until neighbors can review impact of design and story-poles are installed.
 - ii. Adrian McKinnon – Neighbor @ 1810 Viking Way
 1. Cited 6/5 City letter significant issues of FAR, setback, lot coverage & equipment storage
 2. Requested a continuation after review with neighbors on potential re-design
 - iii. Janey Noon – Neighbor @ 1802 Viking Way
 1. Requested cycle issues and significant issues of 6/5 City letter be completed prior to decision
 2. Requested owners rep to meet with all neighbors in 300' radius
 3. Concerned with geological and structural integrity of 2nd floor on site
 - iv. Scott Moomjian – Attorney (representing applicant)
 1. explained that the City of San Diego had required a Historical Assessment for the property and that he was working on it
 2. Discussed the history of the house and the fact that over the years, it has been substantially modified and altered to the extent that the property does not appear to be historically or architecturally significant
- c. PRC Action
 - i. Motion Doolittle – Findings cannot be made because significant issues from 6/5 City issues must be satisfied: FAR, Final Historical Society report, tree heights. Applicant to return to PRC with:
 1. Complete and submit historical report
 2. Address the significant issues on the city cycle report with city staff
 3. Work with the neighbors on the tree issues which are private view issues
 - ii. Second Morton
 - iii. Vote: 5-0-0

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3. COHEN RESIDENCE

PROJECT NUMBER: 155818

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8130 La Jolla Shore Drive

PLANNER: Andrew Hanau

Ph:

Email:

OWNERS REP: Bejan Arfaa

Ph: 619-293-3118

Email: kaivon9@cox.net

PROJECT DESCRIPTION: Demolish existing Residence and construct new two story residence with under ground garage

Lot Size: 5610 SF

Existing Sq/Ft:

Addition Sq/Ft:

Subterranean Sq/Ft (if applicable): 753 SF

Total Sq/Ft (excluding subterranean if applicable): 4015 SF

Percent of lot covered: 2140 SF

Floor area ratio: 71%

Height: 29'

Front yard setback: 15'

Side yard setback: 4'

Percent of green softscape: 40%

Off street parking: 2

PROJECT IS SEEKING A: Site Development Permit (SDP) and Coastal Development Permit (CDP)

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**

4. VERIZON MANDELL

PROJECT NUMBER: None

TYPE OF STRUCTURE: Stealth Designed Monopine

LOCATION: 8625 La Jolla Scenic

PLANNER: Jeffery Peterson

Ph: 619-446-5349

Email: jpeterson@sandiego.gov

OWNERS REP: Shelly Kilbourn

Ph: 619-223-1357

Email: shellykilbourn@cox.net

PROJECT DESCRIPTION: Installation of 12 antennas mounted to new 30' stealth designed Monopine and 3 associated equipment cabinets.

Lot Size: 1.74 acres

Existing Sq/Ft: 75,794.40 SF

Addition Sq/Ft: 254 SF

Subterranean Sq/Ft (if applicable): N/A

Total Sq/Ft (excluding subterranean if applicable):

Percent of lot covered: 0.30%

Floor area ratio:

Height: 30'-0"

Front yard setback: 25'-0"

Side yard setback: 10'-0"

Percent of green softscape:

Off street parking: N/A

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos.
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5. ESSAKOW RESIDENCE

PROJECT NUMBER: 137679

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8440 Whale Way

PLANNER: Glenn Gargas

Ph: 619-446-5142

Email: ggargas@sandiego.gov

OWNERS REP: Wallace E. Cunningham

Ph: 619-293-7640

Email: peggy@wallacecunningham.com

PROJECT DESCRIPTION: Demo existing 2-story family residence, hardscape and pool. Construct new 2-story (+ basement) single family residence, hardscape, exterior landscape and pool.

Lot Size: 20,094 SF

Existing Sq/Ft: Existing residence to be demolished

Addition Sq/Ft: Proposed residence 6,225 SF (includes 697 SF garage)

Subterranean Sq/Ft (if applicable): 1,693 (1,289 of which to be excluded from gross F.A. per Section 113.0234a)

Total Sq/Ft (excluding subterranean if applicable): 6,629 SF

Percent of lot covered: 18%

Floor area ratio: 33%

Height: Varies, 30' Maximum

Front yard setback: 15' first floor, 20' second floor

Side yard setback: 10' first floor, 12' second floor

Percent of green softscape: 55%

Off street parking: 3 spaces provided in garage

PROJECT IS SEEKING A: Site Development Permit (SDP) and Coastal Development Permit (CDP)

NEIGHBORHOOD DESCRIPTION: The project is located in a fully developed coastal neighborhood of single family residential zoning. It is located in the La Jolla Shores planned district, within the La Jolla Community Plan Area, Coastal Overlay Zone, Coastal height limit zone and parking impact Zone.

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO: N/A

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**

6. LOMROZO RESIDENCE

PROJECT NUMBER: 156916
TYPE OF STRUCTURE: 5,428 SF Single Family Residence
LOCATION: 7855 Revelle Drive, La Jolla Planning Area Thomas Bros, 44-B; 1227-JB
PLANNER: Edith Gutierrez Ph: 619-446-5466 Email: egutierrez@sandiego.gov
OWNERS REP: Janice Patterson Ph: 760-431-0800 Email: jpatterson@barratt.com

PROJECT DESCRIPTION: Demolish existing single story residence and build new single story residence, including pool and landscaping. Residence: 5,428 SF Living Area, two single-car and one two-car garage 1, 103 SF, and storage 110 SF, total footage 6,641.56

Lot Size: 20,286 SF
Existing Sq/Ft: 3,784 SF
Addition Sq/Ft: N/A
Subterranean Sq/Ft (if applicable): N/A
Total Sq/Ft (excluding subterranean if applicable): 5,428 SF 1,103 SF garage, and 110 SF Storage = 6,641.56 total
Percent of lot covered: 34.1%
Floor area ratio: 32.7%
Height: 24.48 Entry 27.96 (Living Room Chimney)
Front yard setback: 25'
Side yard setback: 12'
Percent of green softscape: 32.7%
Off street parking: 4 garage spaces

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO: N/A

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**

7. HILLEL OF SAN DIEGO, LA JOLLA

PROJECT NUMBER: 149437

TYPE OF STRUCTURE: Single Story with subterranean parking garage – religious use structure

LOCATION: site 663, intersection of La Jolla Village Drive, La Jolla Scenic Way and La Jolla Village Drive North

PLANNER: Dan Stricker

Ph: 619-446-5251

Email:

OWNERS REP: Josh Richman

Ph: 619-515-1480

Email: jjrichman@gmail.com

PROJECT DESCRIPTION: The project consists of 2 phases of work:

Phase 1: Include the occupancy of Hillel of San Diego in the single family home located at 8976 Cliffridge Ave. Phase 1 has two parking alternatives. The preferred alternative is depicted on Sheet A2-D. Phase 2: Includes the construction of one single story building for a 12,100 SF new Hillel Student Center. A subterranean parking garage for 68 cars will be under the new single story structure.

Lot Size: 33,518.20 SF

Existing Sq/Ft: 0

Addition Sq/Ft: 12,100 SF

Subterranean Sq/Ft (if applicable):

Total Sq/Ft (excluding subterranean if applicable): 12,100 SF

Percent of lot covered: 36%

Floor area ratio: 0.36

Height: Varies, but not more than 30' at the top of roofs over the multipurpose space

Front yard setback: None required, 11' at a minimum along La Jolla Village Drive

Side yard setback: Non required but 15' along La Jolla Scenic Way and 14' along LJVDN

Percent of green softscape: 65%

Off street parking: 68 Spaces

PROJECT IS SEEKING A:

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO: N/A

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**