

La Jolla Shores Permit Review Committee – Final Agenda

4:00 p.m. - Tuesday, September 22, 2009

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

1. Non-Agenda Public Comment
2. Chair Comments
3. Project Review (see A to D below)
4. Discuss the failure of the city to act on the proposed PDO bylaws changes and actions of the city in over-referring Process One/Process three determinations to the LJSPDO Advisory Board. Write letter to CD1?.
5. Report by Tim Lucas re: rewrite for LJSPDO

A. LEVIS RESIDENCE

- PROJECT NUMBER: # 177674
 - TYPE OF STRUCTURE: Single family residential
 - LOCATION: 7974 Paseo del Ocaso 92037
 - PLANNER: Diane Murbach; 619-446-5042
 - OWNERS REP: Louis Tomaro, Architect; 310-318-8089; e-mail: louiet@tomaro.com
 - PROJECT DESCRIPTION: Sustainable Building Expedite Program. To amend CDP/SDP to demolish existing residence and construct a 3672 single family residence on a 0.12 acre site. (City)
 - Lot Size: 5415 Sq/Ft
 - Existing 3149 Sq/Ft
 - New Sq/Ft: 3642 including garage; 3252 living area (1st fl, 1598; 2nd fl. 1654)
 - Subterranean Sq/Ft (if applicable):
 - Total Sq/Ft (excluding subterranean if applicable):
 - Percent of lot covered: 36.7
 - Floor area ratio: 60%
 - Height: No more than 30 ft. above lowest existing grade
 - Front yard setback: 20 ft
 - Side yard setback: 3 ft.; Rear, 18 ft.
 - Percent of green softscape: 18% [revised upward per cycle response and submitted revised plans]
 - Off street parking: two
 - Other: applicant is installing a photovoltaic solar system to cover 50% of annual electricity consumption
 - SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)
 - NEIGHBORHOOD DESCRIPTION: Primarily composed of one and two story single family homes. The homes are mainly 30 to 40 years old with a few redeveloped homes of five to ten years of age. (Applicant)
 - NEIGHBORHOOD REVIEW: The proposed home will be a nice addition to the neighborhood as it will be a significant improvement over the current 50 year old home. The architectural style is a Cape Cod flavor maintaining the beach style integrity of the neighborhood. (Applicant)
- Action item-First review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant. Item is subject to continuance for additional information.

B. FAKHIMI RESIDENCE

- PROJECT NUMBER: # 179961
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 7790 VIA CAPRI
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Steve Ragan Ph: 858.756.2526 Email: sragan@johnjensenarchitect.com
- PROJECT DESCRIPTION: a 3,134 square foot addition to an existing single family residence on a 0.46 acre site (Source: City)
- Lot Size: 22,082 SF
- Existing Sq/Ft: 2,731 SF + 705 SF garage
- Addition Sq/Ft: 1,846 SF + 708 sf garage, does not include new covered patio
- Subterranean Sq/Ft (if applicable): 0 SF
- Total Sq/Ft (excluding subterranean if applicable): 4,577 SF + 1,413 sf garage
- Percent of lot covered: 29% (not including hardscape)
- Floor area ratio: 0.27 (includes garage)
- Height: 19'-11"
- Front yard setback: 15'
- Side yard setback: 8'
- Percent of green softscape: 51%
- Off street parking: 6 cars
- Other:
- SEEKING: Site Development Permit (SDP)
- NEIGHBORHOOD DESCRIPTION: single family homes
- NEIGHBORHOOD REVIEW:

7-28 MOTION (Boyden/Lucas):

Request that applicant return to committee with additional information and exhibits.

1. Photo survey of the property prior to demolition
2. Material board of materials proposed for the project
3. Meet with the neighbors and work out the project issues with the neighbors and the CCR architectural committee to resolve issues prior to return to sub-committee
4. Provide story poles to represent the proposed chimneys and outline of the proposed addition to the existing residence for neighbor review with photo documentation of the erected poles
5. Show the top of the slope on the site plan

8-25 No motion was made to approve or deny. Motion (5-1--0) to continue to next meeting. The parties said they would research the matter of private views.

Returned by PRC request. Final PRC review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant

C. MARCUS RESIDENCE (Subject to committee receipt of applicant's submitted response to City re: First cycle review and accompanying Historical Resources Technical Report)

- PROJECT NUMBER: #181889
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 8551 SUGARMAN DRIVE
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Christina Mannion ph. 619-293-7640; Christinam@wallacecunningham.com
- PROJECT DESCRIPTION: Demolition of existing house and construction of a new two story single-family house with a basement/garage and a pool (Applicant)
- Lot Size: 11,585 sq. ft.
- Existing Sq/Ft: 1676
- Addition Sq/Ft: 4537
- Subterranean Sq/Ft (if applicable): 1305 SF
- Total Sq/Ft (excluding subterranean if applicable): 6213
- Percent of lot covered: 41%
- Floor area ratio: 0.54
- Height: 27' 3"
- Front yard setback: 15'
- Side yard setback: 7"
- Percent of green softscape: 37%
- Off street parking: 2
- Other:
- SEEKING: Site Development Permit (SDP)
- NEIGHBORHOOD DESCRIPTION: La Jolla Shores Planned District (Applicant)
- NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

1. New house construction in the Shores
2. Demolition of existing house (1960s house "Potential Historical Resource Review") (Applicant)

Action item-first review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant. Item is subject to continuance for additional information.

D. WHITNEY MIXED USE - • PROJECT NUMBER: #1825130

- TYPE OF STRUCTURE: Mixed Use (residential over retail)
- LOCATION: 2202 & 2206 Avenida de la Playa
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Tim Martin Ph: 760-729-3470 Email: tim@martinarchitecture.com
- PROJECT DESCRIPTION: Demolition of existing 1 story residential unit and retail store. Construction of one Shopkeeper retail unit with the City-required parking at street level built above the City-required 5 car residential parking garage (below street level). As well the construction of two Shopkeeper residential condominiums above the street level retail unit, all of which shall not exceed 30' in height. (Source: Applicant)
- Lot Size: 3952 SF
- Existing Sq/Ft: 2672 SF
- Addition Sq/Ft: n/a
- Subterranean Sq/Ft (if applicable): 3272 SF

- Total Sq/Ft (excluding subterranean if applicable): 9228 SF
- Percent of lot covered: 95%
- Floor area ratio: 2.34
- Height: 30'
- Front yard setback: 0'
- Side yard setback: 0'
- Percent of green softscape: 0%
- Off street parking: 2 commercial spaces at grade, 5 spaces for resident underground
- Other:
- SEEKING: Coastal Development Permit (CDP) and Site Development Permit (SDP)
- NEIGHBORHOOD DESCRIPTION: Mixed use commercial of similar sized lots. Older one & two story commercial buildings being redeveloped into two mixed use buildings.
- NEIGHBORHOOD REVIEW:

At informational presentation on July 28, the committee requested:
Several additional items for the next review.

1. Photo survey of the building and surrounding area
2. Photo exhibit of the proposed building looking down Avenida De La Playa (view corridor)
3. Material board of materials proposed for the project.
4. New public noticing package sent out (applicant stated that this would be done)
5. Work with neighbors to resolve any issues prior to returning to the sub-committee
6. Copy of the soils report.
7. Dimension of the parking stalls.

At the August 25, 2009 PRC meeting, it was moved that the project be continued to the next meeting. (4-2-0)

The following recommendations were made by the committee for that next meeting:

1. Review and discussion of project with LJ Shores merchant association
2. Add more articulation on 3rd floor with setback
3. Provide photo simulation
4. If changes to building envelope, story poles would be helpful

Returned by PRC request for Third Review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant.