

La Jolla Shores Permit Review Committee - Revised Agenda

4:00 p.m. - Tuesday, August 25, 2009

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

1. Non-Agenda Public Comment
2. Chair Comments/Discussion of PRC procedures with respect to new LJCPA policy allowing no conditions for approvals. Decision item.
3. Elect Secretary
4. Project Review (see A to D below)
5. Review PRC bylaws adopted by the LJCPA on June 4, 2009 with respect to number and representation of members as well as quorum required. (article II paragraph 1, article 5, paragraph 2). Make changes. Decision Item.
6. 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?
7. Report by Tim Lucas re: rewrite for LJSPDO

A. HRONOPOULOS RESIDENCE

- PROJECT NUMBER: #175333
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 8216 Caminito Maritimo
- PLANNER: Edith Gutierrez Ph: 619-446-5466 Email: egutierrez@sandiego.gov
- OWNERS REP: Andrew Juneau Ph: 858-459-9291 Email: ajuneau@islandarch.com
- PROJECT DESCRIPTION: Additions to and reconstruction/remodel of existing two-story detached single-family home in a planned development. Reconstruction/remodel will include reconstructed roof, new stucco exterior finish, new windows & doors, new basement. Separate new pool and pool room and associated retaining walls, new landscape.
- Lot Size: 0.18 Acres (7,950 SF)
- Existing Sq/Ft: 4,771 SF
- Addition Sq/Ft: 1,902 SF
- Subterranean Sq/Ft (if applicable): 2,410 SF
- Total Sq/Ft (excluding subterranean if applicable): 6,907 SF
- Percent of lot covered: 42% Building
- Floor area ratio: 0.86
- Height: 27'-11"
- Front yard setback: 15'-0"
- Side yard setback: 0'-0" / 15'-0"
- Percent of green softscape: 24%
- Off street parking: 3
- Other:
- PROJECT IS SEEKING: Site Development Permit (SDP)
- NEIGHBORHOOD DESCRIPTION: La Jolla Woods Condominiums
- NEIGHBORHOOD REVIEW: We have obtained approval for Architectural Improvements & Landscape improvements on January 2, 2009 from the La Jolla Woods HOA

Project previously approved 3-0-0 by Committee; however, applicant opted to return to Committee for re-review instead of full hearing before CPA. Applicant to provide environmental report and response to sensitive hillside regulations as well as City's second cycle letter.

Re-review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant

B. 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: demolish existing structures, construct 2 residential for rent units and 2,300 square feet of commercial space with basement parking.
- Lot Size: 0.09 acre
- Existing Sq/Ft: SF
- Addition Sq/Ft: SF
- Subterranean Sq/Ft (if applicable): SF
- Total Sq/Ft (excluding subterranean if applicable): SF
- Percent of lot covered: % Building
- Floor area ratio:
- Height:
- Front yard setback:
- Side yard setback:
- Percent of green softscape: %
- Off street parking:
- 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.

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. COHEN RESIDENCE

PROJECT NUMBER: 155818

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8130 La Jolla Shores Rd.

PLANNER: Hanau Andrew Ph: 619-446-5391 Email:

OWNERS REP: Bejan Arfaa Ph: 619-293-3118 Email: kaivon9@cox.net

PROJECT DESCRIPTION:

Lot Size: 5610 SF

Existing Sq/Ft: 1690 SF

Addition Sq/Ft:

Subterranean Sq/Ft (if applicable): 753 SF

Total Sq/Ft (excluding subterranean if applicable): 3948 SF

Percent of lot covered: 38%

Floor area ratio: 70%

Height: 28'-6"

Front yard setback: 15'

Side yard setback: 4'

Percent of green softscape: 30%

Off street parking: 2

Other:

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

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
(above copied from February 24 agenda)

PRC ACTION February 24, 2009: Findings can be made to support the project so long as additional articulation to 1st and 2nd floor of North and South of design are made, 3-2-0. LJCPA Action March 5, 2009. Pulled from consent calendar Thursday, April 2, 2009 at LJCPA, project was discussed and applicant agreed to return the project to PRC to address the following, per T. Crisafi:

1. Provide diagrams and exhibits that clearly show how the development complies with the La Jolla Community Plan and the La Jolla Shores PDO
2. The current plan does not, in fact, fully comply. Therefore, consider stepping back the second level façade from the first level in a meaningful way, as well as provide further articulation
3. A further suggestion; meet with the neighbors in order to explore and understand their concerns and issues

Returned by LJCPA for re-review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant

D. 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:

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

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