

# La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday June 28, 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. -

- Palazzo project appeal to City Council will likely be heard in the latter part of September,

-Whale Watch recirculated draft ND expired June 23<sup>rd</sup> extension applied for, see below.

- Hooshmand should have cycles to be heard July 26

-Trunkey passed LJCPA unanimously on consent, Wells passed on consent 10-2-2.

-7<sup>th</sup> Update to Land Development Code. It was heard at the Land Use and Housing Committee, chaired by Sherri Lightner, on Wednesday June 22. LJCPA passed a version revised by the City after the LJSPRC met, but recommended that Child Care and Student Centers be prohibited. City staff made those changes which may be found at:

[http://docs.sandiego.gov/councilcomm\\_agendas\\_attach/2011/LUH\\_110622\\_2a.pdf](http://docs.sandiego.gov/councilcomm_agendas_attach/2011/LUH_110622_2a.pdf) on pages 140 to 148. Additionally LU&H made some additional changes, among them prohibiting Community Gardens in the LJSPDO Visitor Zone. These changes may be available by the time of this meeting.

-A T-Mobile installation on the south side of LJ Village Drive in the PROW between North Torrey Pines and La Jolla Scenic Way has just been noticed

---Aron residence was permitted on consent at the Hearing Officer on June 1.

## 3 LJSPRC Housekeeping – Action items

a. Elect officers for June 2011 to June 2012, Chair, Co-chair, Secretary

b. Establish calendar for the remainder of 2011--Holiday break ?

c. Proposal to adopt as PRC procedures current LJCPA procedures affecting the PRC directly

d. Adopt other procedures for PRC operation, including committee members' roles

## 4. Project Review A-C

A. Nooren Residence

B. 8490 Whale Watch Residence Recirculated Draft ND; Comments?

C. Kooklani Residence SCR

5. Consideration of amending the La Jolla Shores Planned District Ordinance to incorporate the citywide residential floor area ratios of Chapter 13 of the San Diego Municipal Code, in addition to all the other criteria currently specified in the LJSPDO and the LJ Community Plan. This item was placed on the LJSPRC agenda as directed by Tony Crisafi, President of the LJCPA, at its June 2, 2011 meeting. Tony Crisafi, Joe LaCava and Rob Whittemore have asked to present.

**A. Nooren Residence – Fourth review (second version)-contingent on verification of these plans having been submitted to the City.**

- 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](mailto:JAPeterson@sandiego.gov)
- OWNERS REP: Michael Rollins; Cell 619-993-6003; [Michael@rollinscc.com](mailto:Michael@rollinscc.com)

**Project description:** Demolish an existing single family residence and construct a 2725 ~~3,700~~ square foot, two-story single family residence over a 656 ~~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, Coastal and Beach Impact Areas of the Parking Impact Residential Tandem Parking, and Transit Area Overlay Zones. [City]

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

Note: Design has been revised to the following specifications

- Lot Size: 0.10 Acres/ 4,550 sq ft
- Existing Sq/Ft: 1,906
- Proposed 1<sup>st</sup> story: 667 plus 753 Mezzanine = 1420 sf
- Proposed 2<sup>nd</sup> story: 1305sf
- Subterranean: 656sf
- Total Sq/Ft excluding subterranean: 2725sf
- Percent of lot covered: 0.31
- Floor area ratio: .60
- Height: 28' 10"
- Front yard setback: 15'-0"
- Side yard setback 5'0"
- Rear yard setback 6'4" (Max 9'-10"
- Percent of green softscape: 30%
- Off street parking: 2 space garage, 2 spaces driveway

**Previous action, March 22, 2011-** Full minutes at [lajollacpa.org](http://lajollacpa.org)

**Motion: Merten Second: Schenck**

Continue item to a future meeting.

**Previous Action, April 26, 2011,** Full minutes at [lajollacpa.org](http://lajollacpa.org)

**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

**Motion carries: 5-0-1**

**Previous Action, May 24, 2011 Revised Project**

**Motion: Merten; second: Emerson**

To continue review of the project until the full submittal package has been submitted to the city. This will include site sections.

**Motion carries 5-0-1.** Approve: Emerson, Merten, Morton, Naegle, Lucas; 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.

**B. 8490 Whale Watch Recirculated Negative Declaration**

- PROJECT NUMBER: 164545
- TYPE OF STRUCTURE: Single Family Residences
- LOCATION: 8490 Whale Watch Way
- Project Manager: Will Zounes [wzounes@sandiego.gov](mailto:wzounes@sandiego.gov)

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- Environmental Reviewer: Philip Lizzi, [plizzi@sandiego.gov](mailto:plizzi@sandiego.gov); 619-446-5460
- Applicant: Michael Paluso; Public; 619-682-4083

New Project Description: Demolish an existing home and construct a new 12,716 sf single dwelling unit on a 0.46 acre site. This includes a 6241 sf first floor and 6.475 sf second floor.

LJCPA President Joe LaCava commented on the previous Draft ND on December 15, 2010 as did other members of the community. Based on input received the project description has been revised and the Draft ND recirculated for public review. Revisions include: modifications to the square footages for the basement, first floor, second, floor and total gross floor areas. The square footages have been updated. No new impacts have been identified and no new mitigation required.

The deadline for response to this Negative Declaration was June 23<sup>rd</sup>, but the LJCPA has applied for an extension to allow the PRC/LJCPA to comment on the Draft.

This project will be heard whether or not the applicant chooses to participate and the applicant has been notified. The applicant has stated that he may attend but will not make a presentation.

**Previous PRC action: April 2010 – see minutes of that meeting and March 2010 for full information**

**Motion: Furtek Second: Schenck**

**Project does not conform to LJS PDO section 1510.0301(b): Specifically: “Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.”**

**Approved: 3-1-1; Approve: Furtek, Lucas, Schenck; Oppose: Morton; Abstain: Boyden**

**Previous LJCPA Action, May 2010**

Voting record # 20

**Approved Motion: Motion to accept the recommendation of the DPR Committee, to deny the Project, (C) Taft Residence: 5633 Taft Avenue – Process 2 Coastal Development Permit to demolish an existing residence and construct a 2,866 square foot single family residence on a 0.11 acre site in the RS-1-7 Zone, and forward the recommendation to the City.**

**To accept the recommendation of the PRC Committee, to deny the Project, (N) 8490 Whale Watch Way: Coastal Development Permit for demolition of existing residence and construct a 9,860 sf (GFA) residence (originally noticed as a 7559 sf residence) on a 0.46 lot. FAR=0.58. Shores Planned District, and forward the recommendation to the City. (Addington/Burstein 15/0/1)**

In favor: Addington, Brady, Burstein, Costello, Courtney, Crisafi, DuCharme Conboy, Fitzgerald, Gabsch, Lucas, Merten, Rasmussen, Salmon, Whittemore, Weiss. Abstain: LaCava

**Action Item: Whether to recommend comments on the draft ND to the LJCPA. Item will not be continued.**

**B. Kooklani Residence SCR**

- PROJECT NUMBER: 126578
- TYPE OF STRUCTURE: Two Single Family Residences
- LOCATION: 7451 and 7447 Hillside Drive (Kooklani I and Kooklani II)

- Project Manager: Jeffrey A. Peterson; JAPeterson@sandiego.gov 619-446-5237
- Owner's Rep: Francisco Mendiola; [Francisco@cdgius.com](mailto:Francisco@cdgius.com); 619-804-4463

**Project Description:** an application for a (Process 2) Substantial Conformance Review (SCR) to Coastal Development Permit (CDP) No. 9045 and La Jolla Shores Planned District Permit (LJSPDP) No. 9046 for the Kooklani I Residence; and CDP No. 9047 and LJSPDP No. 9048 for the Kooklani II Residence. This application included revised architectural design for the two previously approved single family residences. The project sites are located at 7451 Hillside Drive (Kooklani I) and 7447 Hillside Drive (Kooklani II) in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan Area, Coastal Overlay Zone (Non-appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone for Coastal Impact Area, Residential Tandem Parking Overlay Zone, and Council District 1.

Notes: This SCR was noticed in 2007 and delayed for a variety of reasons. The LJSPRC did not participate in the review process and an appeal was made to the Planning Commission after DSD made a decision to grant the SCR. It was heard on Thursday June 23<sup>rd</sup>. Planning Commission granted a continuance until July 21, 2011 to enable the Community Planning Group to review the current plans. It suggested that the prime topic of interest is whether the plans conform to Proposition "D" height limits.

This project will be heard whether or not the applicant chooses to participate and the applicant has been notified. As heard at the Planning Commission, it seems that the applicant will appear and that a full size set of the plans will be delivered to Island Architects.

Tony Crisafi may participate based on his review of the plans

**Action item: To approve or disapprove the application for an SCR. The item will not be continued. Time is of the essence.**

5. Consideration of amending the La Jolla Shores Planned District Ordinance to incorporate the citywide residential floor area ratios of Chapter 13 of the San Diego Municipal Code, in addition to all the other criteria currently specified in the LJSPDO and the LJ Community Plan. This item was placed on the LJSPRC agenda as directed by Tony Crisafi, President of the LJCPA, at its June 2, 2011 meeting.

Possible Action Item. Item may be continued.