

**La Jolla Shores Permit Review Committee –
Draft Agenda**

4:00 p.m. - Tuesday,
February 23, 2010

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

1. Non-Agenda Public Comment
2. Chair Comments: Previous and future projects, communication with City?
3. Project Review (see A – B below)
4. Report by Tim Lucas re: rewrite for LJSPDO

A. McClelland Residence – Third Hearing

- PROJECT NUMBER: 195996
- TYPE OF STRUCTURE: Type V, NR
- LOCATION: 8360 La Jolla Shores Drive
- PLANNER: Jeannette Temple; Ph. 619-557-7908; E-mail: jtemple@sandiego.gov
- OWNERS REP: Richard Gombes Ph. 858-663-2045; E-mail rgombes@san.rr.com
- PROJECT DESCRIPTION: 2nd and 3rd story addition to an existing single family residence on a 0.12 acre site in the SF Zone of La Jolla Shores Planned District. Coastal overlay (non-appealable), Coastal Height Limit, and Residential Tandem Parking Overlay Zones within the La Jolla Community Plan area. (City NOA Info) Also Beach Parking Overlay per Cycle review.
- Lot Size: 0.12 acres or 5,550 SF
- Existing Sq/Ft: Ground floor living area: 594 SF.; Ground Floor garage: 438 SF
- Addition Sq/Ft 2nd story: 2097 SF; 3rd story: 932 SF
- Total Sq/Ft: 4061
- Percent of lot covered: 54%
- Floor area ratio: Corrected FAR with open patio: .87. Without patio .74 (With Patio is correct)
- Height: 29'4"
- Front yard setback: 19'
- Side yard setback: North: 10'-3" & 4'-41/2"; South: 6'-4 1/2" & 4'-11 1/4"
- Percent of green softscape: 37%
- Off street parking: Garage 2; Driveway 2; Right of Way one space
- SEEKING: Site Development Permit (SDP) & Coastal Development Permit (CDP)
- Other: This property was issued approval #586174 for Project #163792 on 10/31/2008 (per plans) According to architect e-mail: the previous project that was permitted in 2008 was completed through the foundation & framing stage.

Note: Please see February 17 minutes for complete motions. On February 17, a motion to deny project met the findings failed 2-2-1. There was no motion to approve. A motion was made and passed to continue until February 23rd when there might be a full complement of the committee. A quorum was present.

Other notes from December hearing:

- 1140 sq feet – orig house. detached garage 438 sq ft; garage now located to front of lot
- After first reconfiguration: 1043 sq ft first floor living area. Garage 438 sq ft.
- Exterior stairs not included in measurements
- open patio 741 sq ft. below second floor included in FAR, other patios not included

Previous December action:

Motion Furtek: Second: Schenck

Review project again after second cycle issues have been released by city. There are too many issues identified in first cycles issue that need to be cleared before any vote can be taken.

4-0-0

Approve: Furtek, Morrison, Schenck, Lucas

Oppose: None

Abstain: Boyden.

Action item-third and final review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant.. We will only be considering whether the design (especially roof) based on pictorial representation conforms to criteria set forth in La Jolla Shores Design Manual and not be considering detailed specifications of project.

B. PALAZZO –Preliminary Review (No vote with respect to findings will be taken)

- PROJECT NUMBER: 195026
 - TYPE OF STRUCTURE: 3- STORY WOOD FRAME
 - LOCATION: 2402 Torrey Pines Road
 - PLANNER: Tim Daly: Ph: 619-446-5356 Email: tdaly@sandiego.gov
 - OWNERS REP: Paul Lamme: Ph: 858-875-5986; plamme@intergulfusa.com

 - PROJECT DESCRIPTION: 52 residential condos (previously approved for 30 units) on a vacant 1.21 acre site at 2402 Torrey Pines Rd in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (nonappealable), Coastal Height Limit [City]
 - Lot Size: 52,853 SF
 - Existing Sq/Ft: -0-
 - Addition Sq/Ft: 0
 - Subterranean Sq/Ft (if applicable): 42,986 SF
 - Total Sq/Ft (excluding subterranean if applicable) 71,529 SF
 - Percent of lot covered: 50.70%
 - Floor area ratio: 1.35
 - Height: 30'
 - Front yard setback: 15'
 - Side yard setback: 0'
 - Percent of green softscape: 30.10%
 - Off street parking: Garage: 112 cars; 6 motorcycles; 26 bicycles

 - SEEKING: (PROCESS 4) Coastal Development Permit (CDP), Site Development Permit (SDP) and Vesting Tentative Map to amend CDP 46240 and SDP 46241 [City]

 - NEIGHBORHOOD DESCRIPTION: Visitor Zone
- Preliminary Review – No vote with respect to findings will be taken-The first City cycle review has been received-Applicant seeks Committee input on “big issues” with respect to this plan