

# La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday May 25, 2010

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

1. Non-Agenda Public Comment
2. Chair Comments
  1. Review of recent and possible upcoming projects
  2. Comments on procedures being followed by the LJS Advisory Board
3. Project Review (see A to C below)

## A. Hooshmand Residence – Second Review

- PROJECT NUMBER: 198459
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 2480 Rue Denise
- PLANNER: Glenn Gargas: Ph: 619-446-5142; [ggargas@san Diego.gov](mailto:ggargas@san Diego.gov)
- OWNERS REP: Scott Spencer; 858-8898; [scottspencerarchitect@yahoo.com](mailto:scottspencerarchitect@yahoo.com)

**PROJECT DESCRIPTION:** An addition and remodel to an existing residence (Applicant)

Note: The NOA dated December 28, 2009 cites a (PROCESS 3) Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site at 2480 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. However, the applicant states that a revised plan reducing the additional square footage by 1500 sq. ft and including additional changes was planned to be submitted to the City soon as of March 9.

The changes listed above were in fact submitted and reviewed in March. However, subsequently, additional changes have been made and applicant states they were shown to City on May 17. New values are in parenthesis in red.

- Lot Size: 12,660 s.f. or 0.29 acres
- Existing Sq/Ft: 2015 plus 420 garage
- Addition Sq/Ft: 1<sup>st</sup> story 1981 s.f. plus 52 s.f. garage (1953 plus 52 garage)
- Subterranean: 212 (Lower level?) (105.1 at lower level)
- Total Sq/Ft 3996 plus 472 garage, except subterranean (4545 incl. garage; 4073 without)
- Percent of lot covered: 36% (37.2%)
- Floor area ratio: .369 (.359)
- Height: 29.6' (30' & 29'6")
- Front yard setback: 7' 0"
- Side yard setback: 5'6" (Existing)/ 10'0" new
- Percent of green softscape: 55% (54.6%)
- Off street parking: 2
- SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)

**Previous action March 22. See March 22 PRC minutes for more information**

**Motion:** Schenck; Second Morton

To continue this item to a future meeting. The applicant should consider design issues raised by the Luetzow letter. We recommend meeting with neighbors and putting up story poles.

The applicant should bring next time:

- Neighborhood FAR and setback calculations for properties within 300 ft.
- Percentage of property on a 25% or greater slope and a percentage of coverage over that area.
- Elevations of the front of the house.

**The motion is approved: 6-1-1.** Approve: Lucas, Morrison, Merten, Morton, Schenck, Naegle; Oppose: Furtek; Abstain: Boyden (chair)

Action item-second 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. NINKOVIC Residence - Third Hearing**

- PROJECT NUMBER: 195466
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8902 Nottingham Place
- PLANNER: Tim Daly Ph: 619-446-5356 Email: [tdaly@sandiego.gov](mailto:tdaly@sandiego.gov) & Polonia Majas: 619-446-5394; [pmajas@sandiego.gov](mailto:pmajas@sandiego.gov)
- OWNERS REP: Bart M. Smith AIA LEEDap 760-753-2464; [b.smith@dznpartners.com](mailto:b.smith@dznpartners.com)

**PROJECT DESCRIPTION:** A 1,494 square feet second story addition and remodel to an existing single family residence on a 0.18 acre site at 8902 Nottingham Place in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Campus Parking Impact (City) Plans have been changed from previous hearings. New values are in parenthesis in red.

- Lot Size: 8092 s.f.
- Existing Sq/Ft: 1853 s.f. (1876)
- Addition Sq/Ft: 1<sup>st</sup> story 163 s.f. (206)
- 2<sup>nd</sup> story 1331 s.f. (1251)
- Subterranean Sq/Ft (if applicable):N/A
- Total Sq/Ft 3347 s.f. (3333)
- Percent of lot covered: 34.70 (32.50%)
- Floor area ratio: 41.4% (41.2%)
- Height: 28' 2" (28'0")
- Front yard setback: 16' 4" (15'4")
- Side yard setback: 5' (First Floor: 5'0"/7'4"; Second floor: 9'0" & 10'0"/25'8")
- Percent of green softscape: 54.89%
- Off street parking: Garage: 2; Driveway 2

SEEKING: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: One and two-story single family residences LJSPDO area  
ISSUES WITH RESPECT TO THE PDO – Considered a major project by the La Jolla Shores Advisory Board, thus the Site Development Permit

NEIGHBORHOOD REVIEW: Reviewed and approved by La Jolla Shores Advisory Board at the same meeting where the need for a SDP was decided.

**Previous actions: February 17; see February 17 minutes for additional notes**

**Motion:** Morton, Second: Merten

Item to be continued: Additional information is requested. Show outline and appropriate dimensions of adjacent houses on the site plan. Show the heights of the adjacent homes on the elevations, in relationship to height of the proposed project. Consider altering the north elevation of the home.

Motion approved: 5-0-1: Approve: Lucas, Merten, Morton, Morrison, Schenck; Oppose: none; Abstain: Boyden

**March 22: see March 22 minutes for additional notes**

**Motion:** Merten Second: Naegle

Move to recommend denial because the north exterior wall and its proximity to the side yard is not in accordance with the La Jolla community character recommendation in the LJ Community Plan and not in accordance with the building and structure setbacks as required by the LJSPDO (1510.034 section B4, Single family zone development regulations). The roof forms are not consistent with the design guidelines of the LJ Shores Design Manual.

**Motion approved: 6-0-1**

Approve: Furtek, Lucas, Merten, Morrison, Naegle, Schenck; Oppose: None; Abstain: Boyden

Action item-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. Item is subject to continuance for additional information

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### **C. T-Mobile La Jolla Shores - First Review, Possible Action Item**

- PROJECT NUMBER: 203372
- TYPE OF STRUCTURE: Wireless installation
- LOCATION: 8311 Cliffridge Avenue, Northwest corner of ball field
- PLANNER: Alex Hempton, 619-446-5349 [ahempton@sandiego.gov](mailto:ahempton@sandiego.gov)
- OWNER'S REP: Debra D. Gardner; 619-726-8110; [ddgardner@cox.net](mailto:ddgardner@cox.net)

**Project Description.** Wireless Communication Facility (WCF) consisting of a 20.5' high pole supporting three antennas and associated equipment in the OP-1-1 zone. Dedicated parkland. [City] Same location as previously approved Sprint/Clearwire wireless installation.

Applicant states there are no changes from a previous CUP/NUP

SEEKING: Conditional Use Permit (CUP) and Neighborhood Use Permit (NUP) Process Four.