

La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday February 22, 2011

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

1. Non-Agenda Public Comment
2. Chair Comments –
 - A. To date we have no information on: 2414 Calle del Oro, Cto. Bello and City Rialto Drain and LJS electric Undergrounding district as to when they want to schedule. We do have some indication that Hooshmand plans to move forward again.
 - B. We have received plans and cycle review for 8001 Calle de la Plata: demo and construct a two-story 3700 sq ft SF residence in the MF1 zone, but the applicant states that the project is not ready to be heard.
 - C. PRC Terms of service are up for renewal during the month of May and for the Chair. PRC members appointed by the LJCPA should contact the new Chair of the CPA after one is elected in April and LJSA Chair for ratification by those boards at their May meetings.
3. Project Review –A-C

A. Aron Residence

- PROJECT NUMBER: 215861
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8435 La Jolla Scenic Drive North
- Project Manager: Patrick Hooper; 619-557-7992; phooper@sandiego.gov
- OWNERS REP: Colin Hernstad; 619-921-0114; colinhernstad@gmail.com

Project description: Demolish existing residence and construct a 2-story 8364 SF residence on a 0.49 acre site in the SF zone of LJSPDO within the LJ Community Plan, Coastal Height Limit, Airport Influence Area, [Campus] Parking Impact [City] To build a new SF residence to accommodate a young, very active family of 6 (expecting to increase) in an environmentally friendly home that will enhance the neighborhood and community. [Applicant] Applicant revisions as of 2-1-2011 are quoted in [brackets]

- Lot Size: 21,400 sq. ft.
- Existing Sq/Ft: 3968 [3860 plus 586 garages]
- Current 1st story: 3106 Sq. Ft; Proposed 1st story: 4162 Sq/Ft [Prop. 3998]
- Current 2nd story; 862 Sq. Ft; Proposed 2nd story: 4202 Sq. Ft. [Prop. 3544]
- Garage: [966]
- Total Sq/Ft: 8364 [7532 + 966 = 8498] (January 25 minutes cite 7498 for the house alone)
- Percent of lot covered: 43% including garages [40%]
- Floor area ratio: .39 [.40]
- Height: 27' 2"
- Front yard setback: 48'
- Side yard setback: 5' north, 12' south for garages; house setbacks (2nd story) are wider [January 25 minutes state south is 9']
- Percent of green softscape: 31.8% [37%]
- Off street parking: Garage 4; Driveway 8 [Garage 4; Driveway 6]

SEEKING: Site Development Permit (SDP)

Previous Action: November 2010 LJS Permit Review Committee

Motion: Morton Second: Merten

Continue item and return with: [Applicant's current notes]

- Parking spaces noted on site plan. [See site plan]
- Setbacks shown on site plan to second story. [See site plan]
- Finished landscape plan and drainage plan. [See landscape plan]
- Patio structure modifications and how they comply with city codes. [See Sheet #4]
- Show how drainage from roof and hardscape will be handled. [Presented 1-25-11]
- Distances of hardscape from property lines. [Presented 1-25-11]
- Completed geology study. [Presented 1-25-11]
- Updated landscape plan. [Presented 1-25-11]
- Calculate setback averages. [Presented 1-25-11] ?
- Extend site sections to neighboring structures on both side to show mass and bulk of these structures. [Presented 1-25-11]

Motion carries: 6-0-1;

Approve: Furtek, Lucas, Morrison, Merten, Morton, Schenck; Oppose: 0; Abstain: Boyden (Chair)

Please see November 2010 LJSPRC Minutes for Committee discussion and community input.

Previous Action: January 25, 2011

Motion: Merten; Second: Schenck

To continue project to future meeting.

Motion carries: 6-0-0

Approve: Lucas, Merten, Morrison, Morton, Naegle, Schenck; Oppose: 0; Abstain: Boyden

Please see January 25, 2011 Minutes for Committee discussion and community input

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. It is not expected that this item will be continued, but will be referred on to the LJCPA.

B. Diarq-Westway Permit Amendment

- PROJECT NUMBER: 225627
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 8436 Westway Drive
- PROJECT MANAGER: Morris Dye; 619-446-5201; mdye@sandiego.gov
- OWNERS REP: Edward Sutton, 858-459-9291; ed.sutton@islandarch.com

Project Description: Demolition of existing 2-story 3,297 sq.ft. house. Construction of new 2-story 7,453 sq. ft. single-family residence, including hardscape, retaining walls, terraces, cantilevered pool and spa and relocation of driveway. Applicant is requesting an amendment to Site

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Development Permit (SDP) 416634 and Coastal Development Permit (CDP) 416633. Dimensions of previous project are also listed.

- Lot size: 20,094 sf
- Existing Sq/ft: 3,297 sf (to be demolished)
- Proposed Sq/ft 1st story: 2,306 sf **Approved Project: 2934 sf**
- Proposed Sq.Ft 2nd story 5,147sf **Approved Project: 4683 sf**
- Subterranean Sq/Ft 3761 sf **Approved Project: 3084 sf**
- Total Sq/Ft (excluding subterranean) 7,453 **Approved Project: 8503 sf**
- Percent of lot covered: 38% **Approved Project: 42%**
- Floor area ratio: 0.37 **Approved Project .42**
- Height: City zoning: 27'-9"; Prop 'D' 29'-0" plus 10'-0" from low datum to top of chimney
- Height for Approved Project: **City: 27.0' Prop D. 38.5'**
- Front yard setback: 19.7' **Approved Project: 8' 5"**
- Side yard setback: 6.52' & 9'-2.75" to building corner and 8'-6" to overhang on south side **Approved Project: 9' 11" and 9' 8"**
- Rear yard setback: not provided **Approved Project: 7' 0"**
- Percent green softscape: 47% **Approved Project 45%** Landscape plan for current project not provided prior to agenda posting
- Off street parking: Garage 6, Driveway 0

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

Previous Action: January 27, 2011 Special Meeting

Motion: Lucas; Second: Morton

Continue item to future meeting. The committee requests the following information:

- Driveway engineering in response to concerns expressed by neighbor Wetzler.
- Put up story poles to demonstrate to Dr. Mani and Ms. Evans the heights of the new building in several areas (Crisafi indicated that it may be difficult to get the cooperation of the tenant). Bring photos of story poles enhanced with proposed building outlines if possible.
- Outline, in another color, current house site plan and elevations superimposed over the permitted and proposed designs on existing drawings
- Provide information on proposed drainage system and how it will work.
- Elevations on houses across street and up Calle del Oro (site survey can show this)
- Meet with adjacent neighbors and report on the concerns.
- Provide an outline of the site coverage of the two homes on either side along with the proposed project.

Motion carries 5-0-1

Approve: Furtek, Lucas, Morton, Schenck; Oppose, 0; Abstain: Boyden (chair)

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. Item is subject to continuance for additional information

C. Casa Belmonte

- PROJECT NUMBER: 226722
- TYPE OF STRUCTURE: Single Family Residence, two stories with basement
- LOCATION: 8435 Avenida de las Ondas
- PROJECT MANAGER: Glenn Gargas; 619-446-5142; ggargas@san Diego.gov
- OWNER'S REP: David Hawkins, AIA; 619-232-7700; david@H2Asandiego.com

Project Description: Demolition of existing 5,000 s.f. single family residence plus 3-car garage. Construct new two story 5,803 s.f. two-story single family residence with 1,737 s.f. basement garage. Coastal Overlay (non-appealable); Coastal Height Limit; Parking Impact.

- Lot size: 21,965 sf (.502 acres)
- Existing Sq/ft: 5,000 sf (to be demolished)
- Proposed Sq/ft 1st story: 3,925 s.f.
- Proposed Sq.Ft 2nd story 1878 s.f.
- Subterranean Sq/Ft 1,737 s. f.
- Total Sq/Ft (excluding subterranean) 5,803
- Percent of lot covered: 21%
- Floor area ratio: 0.26
- Height: 27'-8"
- Front yard setback: 25'
- Side yard setback: 9'-6" & 6'-0"
- Rear yard setback: 127'-6"
- Percent green softscape: 47%
- Off street parking: 2 regulation plus 3- non-regulation; all in garage

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

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. Item is subject to continuance for additional information