

# La Jolla Shores Permit Review Committee B Publication Agenda

4:00 p.m. B Tuesday October 25, 2011

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

1. **Non-Agenda Public Comment – 2 minutes**
2. **Chair Report B**

--- Hillel UCSD Center for Jewish Life originally planned for this meeting has been postponed to the next meeting by request of the applicant

---To date we have no information on when Gaxiola wants to schedule. Also in this category is a Torrey Pines Road slope repair between Little and Roseland, southeast side of road and Avenida de la Playa/Beach Storm drain project

---Cto. Bello has deferred until they make another submission to the City.

--Status of Item 33 of the 7<sup>th</sup> Update to the Land Development Code

---LJCPA appeal of 8490 Whale Watch was heard at Planning Commission on October 20. The PC denied the appeal 6-0. It certified the Negative Declaration.

---The new appeals policy of the LJCPA can be viewed on the website:  
<http://www.lajollacpa.org/bylaws.html> in a redline/strikeout version-highlights

--LJCPA ratified the appeal of the Lundberg project, on the CPA evaluation of the visibility triangle issues at the driveway and additional free standing wall in the PROW. It has been slated for a Planning Commission appeal hearing on November 3.

---LJCPA approved on consent the 1JWest U/G project

---Hooshmand was pulled from the LJCPA consent calendar by Ed Furtek and is scheduled to have a full hearing at its November 3 meeting.

---Nooren-8001 Calle de la Plata was approved at the LJCPA meeting-interior changes had been made, incorporating a ground level garage in the footprint already evaluated by the PRC

---LJCPA voted to rescind all previous actions on 1912 Spindrift – upon advice of City Attorney. It also voted to postpone indefinitely any further action-Verify with forthcoming minutes.

--LJCPA did not hear the tabled motions about other procedures

---An NOA (10-5or6)for a 3984 sf addition to a SF home at 2712 Costebelle Dr and plans have been received. No contact as of 10-20. No posting seen on 10-14 and 10-19.

--Plans have been received for an SCR for the home at 8335 Camino del Oro-corner of El Paseo Grande. NOA due 10-20. Property is posted.

--LJSPRC meetings for rest of year – review and revise?

### 3. Project review

- A. Chao Residence – 8289 La Jolla Scenic North
- B. 8440/8450 Whale Watch Way

### 3A. Chao Residence 2<sup>nd</sup> review

- Project No. 242106
- Type of Structure: Single Family Residence
- Location: 8289 La Jolla Scenic Drive North
- Project Manager: Jeff Peterson; 619-446-5327; [japeterson@sandiego.gov](mailto:japeterson@sandiego.gov)
- Owner's rep: Sasha Varone, Golba Arch.; 619-231-9905; [svarone@golba.com](mailto:svarone@golba.com)

**Project Description:** Demolish existing 1-story single family residence. Construct new 4,655 sf 2-story single family residence with basement. Construct new hardscape and landscape including pool.[applicant] 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 Height Limitation Overlay Zone, Airport Influence Area-Review Area 2 for MCAS Miramar, and Council District 1. The project site is not located within the Coastal Overlay Zone. [City]

- Lot size: 10,007 sf
- Existing Sq/Ft: 2764 sf
- Proposed 1<sup>st</sup> story: 2716 sf
- Proposed 2<sup>nd</sup> story: 1,939 sf
- Subterranean: 1,118 sf (living); 1,741 sf (garage)
- Total Sq/ft (excluding subterranean if applicable) 4,655 sf
- Percent of lot covered: 30%
- Floor area ratio: 0.47
- Height: 28'-6" max
- Front yard setback: 20' -0"
- Side yard setback: 5'-2"@ north; 4'-2" @south
- Percent of green softscape 34%
- Off street parking: 5 spaces in subterranean garage

**Previous Action: September 27-See minutes at [lajollacpa.org](http://lajollacpa.org) for complete minutes**

**Motion:** Morton **Second:** Emerson

To continue the project. The committee would like to see next time:

- Calculated summary on setbacks for the neighborhood.
- FAR calculations for the neighborhood.
- Look to mitigating the bulk and scale, in particular the entry tower appearance.
- Materials board or display.

**Motion carries: 7-0-1**

**Approve:** Donovan, Emerson, Lucas, Merten, Morton, Naegle, Schenck; **Oppose:** None; **Abstain:** Boyden (chair)

**Seeking: Site Development Permit (SDP)**

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.

### 3B. 8440/8450 Whale Watch Way

- Project No. 254765
- Type of Structure: Single Family Residence
- Location: 8440 and 8450 Whale Watch Way
- Project Manager: Glenn Gargas; 619-446-5142; [ggargas@san Diego.gov](mailto:ggargas@san Diego.gov)
- Owner's rep: Mark House, /House & Dodge; 619-557-0575; [markhouse@houseanddodge.com](mailto:markhouse@houseanddodge.com)

**Project Description:** Demolition of single family residences at 8440 and 8450 Whale Watch Way; construction of new two-story SFRs with portions of lower level subterranean garage defined as basement; site work to include 2 driveways & curb cuts, site walls, hardscape, landscaping, site grading, fences, pool & spa. [Applicant] (demolish existing residence and construct a 10,755 square foot, two-story, single family residence on a 0.92 acre site. . . . , Coastal Overlay (non-appealable), Coastal Height Limit, [Campus]Parking Impact Overlay Zones. [City])

- Lot size: 40,206.98 sf
- Existing Sq/Ft: 8440 residence: 3,884sf; 8450 residence: 5,644 sf
- Proposed 1<sup>st</sup> story: 9,664.60 sf
- Proposed 2<sup>nd</sup> story: 6,292.93 sf
- Subterranean: 6,940.06 sf
- Total Sq/ft (excluding subterranean if applicable): 15,957.53 sf
- Percent of lot covered: 27.04%
- Floor area ratio: 39.69%
  - Neighborhood: High/Low/Average 59.93/12.15/33.10
- Height: 27'-7 5/8"
- Front yard setback: 15'-0"
- Side yard setback: 28'-1 1/2" & 28'-3 1/8"
- Neighborhood Average: 14'-4 3/8"
- Percent of green softscape: 44.48%
- Off street parking: Driveway 1; two garages totaling 10 spaces

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

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.