

La Jolla Shores Permit Review Committee v Publication Agenda

Special Meeting 4:00 p.m.-5:45 p.m. Monday, January 23, 2012
Room 2, La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

1. Non-Agenda Public Comment – 2 minutes each

2. Chair Comments

- The Tuesday, January 24, 2012 La Jolla Shores Permit Review Committee meeting has been cancelled and rescheduled to Monday, January 23, due to lack of a quorum.
- The Torrey Pines Road Slope Repair between Little and Roseland, southeast side of road has been consolidated for construction with the Torrey Pines Road Project and community review will occur at a future date.
- Cto. Bello has deferred until February.
- An AT&T Mobile installation at 7990 Via Capri will be heard in February
- Gaxiola has resubmitted – no contact
- LJCPA appeal of 8490 Whale Watch to the City Council is noticed for a Jan. 24, 2012, 2 PM hearing
- The T-Mobile North Torrey Pines Road/(La Jolla Village Drive) CUP #236634 has been scheduled for a Hearing Officer Public Hearing on Wednesday, January 25.
- LJCPA Ad Hoc Committee on Bylaws Revisions met on Wednesday, December 14 at 4 PM to identify and discuss potential modifications and additions to current bylaws, including incorporation of current association policies, including appeals and other procedures. Additional meetings in January are expected
- The LJCPA approved the Avenida de la Playa/Beach Storm drain project at its January 5 meeting.
- The LJCPA approved the 8440/8450 Whale Watch project on consent at its January 5 meeting.
- La Jolla Shores PDO Advisory Board met Tuesday, December 20 at 9:15 AM and made no recommendations for varying reasons.

3. Project review

- A. UCSD Hillel Student Center for Jewish Life
- B. Salami Residence – 2712 Costebelle Drive
- C. Sinclair Residence – 2075 Soledad Road

3A. UCSD Hillel Center for Jewish Life -2nd hearing

- Project No. 212995
- Type of Structure: Phased Project for Religious Student Center and Offices
- Locations:
 - Phase 1 (and if Phase 2 not approved)-- 8976 Cliffridge Avenue
 - Phase II; Bounded by LJ Village Dr., LJ Scenic Way, LJ Scenic Drive, Cliffridge Avenue, Torrey Pines Road
- Project Manager: John S. Fisher; 619-446-5231; jsfisher@sandiego.gov
- Owner's rep: Robert Lapidus: rlapidus@sherlap.com

Project Description: Phased project for a 6,600 square foot Jewish student center on a vacant 0.76-acre site. Phase I would use an existing residence at 8976 Cliffridge Avenue as a temporary student

center until the main center is built in Phase II. The property is located on the south side of La Jolla Village Drive, between Torrey Pines Road and La Jolla Scenic Way in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Height Limit. [City] Campus Impact Parking Zone. Process Five.

Following info is taken from Page A0.00 except for setbacks and height—those from site plan and elevation pages:

Phase 1. Occupancy of Hillel of San Diego in the SF home at 8976 Cliffridge Avenue. Two parking alternatives: Preferred alternative is the temporary parking alternative during the construction of Phase 2. Should Phase 2 not be approved, the project consists of converting the SF home into the permanent office for Hillel of San Diego.

Deviations: 12' driveway curb cut instead of 24' for preferred alternative; 20' driveway curb cut instead of 24' if Phase 2 not approved. Only 4 surface parking spaces allowed in Campus Impact Parking Zone, but six spaces needed. [Need for deviations has been modified.]

Dimensions: First number is for preferred plan, *second is if Phase 2 not approved:*

- Lot size: 9,166 sf; 8,358 sf
- Gross House Area: 1792 sf (needed to calculate allowable occupancy (18 occupants))
- Gross Building Area: 2288 sf
- Percent of lot covered: 25%; 27%
- Percent of green softscape--not given 30% required
- Off street parking: 5 car and one van spaces; *two motorcycles spaces if Phase 2 not approved;* 4 bicycle spaces

Phase 2: Construction of 3 buildings, totaling approx. 6,600 sf to be occupied as a new student center for Jewish students at UCSD. A 27-space surface parking lot is located along the east portion of the site. Construction of a park like amenity near the corner of LJ Village Dr. and Torrey Pines Rd.

Deviations: Lacks shower facilities and bicycle lockers required, wants to substitute 2 extra bicycle spaces. [Need for deviations has been modified.]

Dimensions:

- Lot size: 15,350 sf without street vacation
- Lot size: 33,541 sf with street vacation and ROW dedication
- Proposed Ground Floor Area: 5,291 sf Total of 3 bldgs.
- Proposed 2nd story on one bldg: 1,046 sf
- Total Sq/ft (including phantom floor) 7,084 sf
- Percent of lot covered: 5,291sf/33,541 sf or 15.8%
- Floor area ratio: 0.21 with respect to 33,541 sf
- Height: tallest bldg: 28' from FF to roofline.
- Setbacks: 4' SDMC requirement cited and marked on plans.
- Landscaped area: variously described as 10,000 sf (29.8%) and 14,906 sf (44%)
- Off street parking: 27 spaces, 4 bicycle spaces; 2 motorcycle spaces

Seeking:

- Site Development Permit (SDP) for Sustainable Building Development
- Street Vacation
- Right of Way Dedication

- Change of Occupancy Permit
- Deviations from Development Regulations- [Need for deviations has been modified]

Previous LJSPRC Action: November 22, 2011. Please see minutes for additional details and comments

Motion: Emerson; **Second:** Donovan

Continue item. Item to next be heard no sooner than the scheduled January PRC meeting. The applicant is advised to provide the following information:

- Visibility triangle shown on plans
- Neighborhood setback study
- Materials board
- The design and operation of the lighting for the parking lot and buildings.

Motion carries: 4-0-1

Approve: Donovan, Emerson, Lucas, Schenck; Oppose: None; 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. May be continued.

3B. Salami Residence - 2712 Costebelle – 2nd hearing

- Project No. 255583
- Type of Structure: Single Family Residence
- Location: 2712 Costebelle Drive
- Project Manager: John S. Fisher; 619-446-5231; jsfisher@sandiego.gov
- Owner's rep: Pablo Paredes; Pablo@paredes.com

Project Description: 3,984 square foot addition to an existing single family residence on a 0.49 acre site located at 2712 Costebelle Dr in the Single Family Zone of La Jolla Shores Planned District [City]

Square footage below has been adjusted from prior hearing

- Lot size: 21,386 sf
- Existing Sq/Ft: 3026 sf including garage
- Proposed addition: 1st story: 1,568 sf including garage
- Proposed addition 2nd story: 2339 sf addition
- Subterranean: N/A
- Total Proposed Sq/ft: 6933 sf including garage,
- Percent of lot covered: 21%
- Floor area ratio proposed: .32
- Height: 29'-0"
- Front yard setback: 10'-8"; existing per neighborhood 8'0"
- Side yard setback: 4'-0"
- Rear Yard setback: per neighborhood
- Percent of green softscape: 65%
- Off street parking: 3 spaces in the proposed garage

Additional applicant provided text: Neighborhood containing several single family residences range from 3,000 sf to 8,000 sf. Lot sizes range from 20,000 sf to 40,000 sf. Views to the ocean are possible from most locations. See San Diego City comments for full set of issues. Major issues include possible impacts to sensitive vegetation and steep hillsides with existing rear yard improvements that may not have been properly permitted.

Seeking: Site Development Permit (SDP), possibly for Environmentally Sensitive Lands (ESL)

Previous Action: December 19, 2011- please see minutes for other comments and details.

Motion: Lucas **Second:** Donovan

To continue the project and return with responses to these issues the committee would like addressed:

- Landscaping and vista issue – landscape plan
- 300' neighborhood setback survey
- Plan showing the adjacent neighboring properties to show context of house and setbacks
- Show view triangle on plans for new garage
- Determine actual number of rooms that qualify as bedrooms
- Prop D line indicated on elevations
- Do the two driveways meet the city codes?. Are they spaced far enough apart?
- Provide street elevations
- Provide a materials board
- Provide an artist's rendering
- Address concerns on the setback on northeast property line and closeness to neighbors. What is the neighbor's setback on that side?
- How does this project comply with the community plan with regards to transitions between new construction and existing construction.
- Address concerns about parking in neighborhood, especially with so many bedrooms. Show parking spaces on plans.

Motion carries: 6-0-1; approve: Donovan, Emerson, Lucas, Merten, Morton, Schenck; oppose: none; 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

3C. Sinlaire Residence – 2075 Soledad Road – 2nd Hearing

- Project No. 259074
- Type of Structure: Single Family Residence
- Location: 2075 Soledad Avenue
- Project Manager: Jeff Peterson; 619-446-5237; japeterson@sandiego.gov
- Owner's rep: Michael Rollins/Rollins Construction Consulting; 619-993-6003; Michael@rollinscc.com

Project Description: Demolish the existing and construct a new single family residence. The existing guest quarters will remain. **There is proposed a 250 sq. ft. land swap with the property at 2065 Soledad Road with a resulting Lot Line Adjustment.** [applicant] **Description revised.**

- Lot size: 53,099 sf
- Existing Sq/Ft: 3118sf SFR and 2,098 sf Guest Quarters
- Proposed 1st story: 2,229 sf
- Proposed 2nd story: 5,478 sf
- Subterranean: N/A
- Total Sq/ft (excluding subterranean if applicable): 7,977 SFR + 2,098 sf Guest Qtrs.
- GFA: 10,075
- Percent of lot covered: 11%
- Floor area ratio: 0.19
- Height: 26'-8"
- Front yard setback: 20'
- Side yard setback: 7'
- Rear Yard setback: 76'
- Percent of green softscape: 58%
- Off street parking: 3 spaces in the garage, and 3 driveway spaces

Seeking: Coastal Development Permit (CDP) and Site Development Permit (SDP) for the demolition and new construction that will be consolidated with a Lot Line Adjustment for a Hearing Officer Hearing.

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