

La Jolla Shores Permit Review Committee B Publication Agenda

4:00 p.m. Tuesday February 28, 2012

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

1. Non-Agenda Public Comment – 2 minutes each

2. Chair Comments

- CPA 8490 Whale Watch appeal to City Council; continued to February 6; denied on a 4-4 vote
- The by-laws revisions proposed by LJCPA Ad Hoc Committee on Bylaws Revisions and modified by the LJCPA trustees will be voted on at the LJCPA Annual Meeting on Thursday March 1. See agenda for meeting for details.
- The Hooshmand project was appealed to the Planning Commission by a neighbor and was heard and denied on February 16.
- The Chao residence appealed to the Planning Commission by a neighbor will be heard on March 1.
- Hillel Student Center has postponed ROW hearing to March LJSPRC meeting.
- Gaxiola has resubmitted-the PM has advised that he will communicate again when the current cycles have been finalized
- Two new projects have been received—an addition to 2481 Rue Denise and teardown and rebuild on 2725 Inverness Court
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3. Project review

A. Salami Residence – 2712 Costebelle Drive

B. Sinclair Residence – 2075 Soledad Road

C. AT&T 7990 Via Capri

D. Zegarra Walls – 2475 Cto. Bello (La Jolla Scenic Drive frontage)

3A. Salami Residence - 2712 Costebelle – 3rd hearing

- Project No. 255583
- Type of Structure: Single Family Residence
- Location: 2712 Costebelle Drive
- Project Manager: John S. Fisher; 619-446-5231; jfisher@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 first 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)

Previous Action: January 23rd – please see minutes for other comments and details.

Motion: Schenck Second: Donovan

Continue the project review to a future meeting. A full presentation will not be necessary

Carries: 5-0-1: Approve: Donovan, Emerson, Merten, M. Naegle, Schenck; Oppose: Lucas, Morton;

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

3B. Sinclair Residence – 2075 Soledad Avenue – 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 Avenue 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.

Previous action, December 20, 2011. Please see minutes for additional details and comments.

Motion: Merten **Second:** Schenck

Project be continued until such time as the carriage house and property line issue is resolved. Address concerns about site drainage and provide landscape plan.

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. AT & T Via Capri CUP

- Project No. 241382
- Type of Structure: Cellular installation
- Location: 7990 Via Capri
- Project Manager: Alex Hempton; 619-446-5349; AHempton@sandiego.gov
- Owner's rep: Tiffany Hughes; 949-930-4350; Tiffany.Hughes@crowncastle.com
- Applicant's rep: James Kennedy, james.kennedy@taic.net

Project Description: Process 4 Wireless Communication Facility (WCF) consisting of the removal of 4 existing antennas and installation of 8 antennas mounted to a faux shrub.

Lot size: 0 .7 acres approx.

Existing Sq/Ft: 100 sf approx.

Total Sq/Ft: No change

Height: 20'
Front yard setback: 20'
Side yard setback: 4'
Rear yard setback: 20'

Seeking: Coastal Development Permit (CDP), Site Development Permit (SDP) (steep slopes), and Conditional Use Permit (CUP) Process 4

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

3D. Zegarra Retaining Wall

- Project No. 90267
 - Type of Structure: Retaining Wall and Free Standing Wall
 - Location: 2974 Cto. Bello (on North La Jolla Scenic Drive, 2nd home north of Cto. Bello)
 - Project Manager: William Zounes: 619-687-5942; wzounes@sandiego.gov
 - Owner's rep: Brian Longmore; 858-603-9478; Brian@permitsolutions.org
- Project Description: To allow an existing retaining wall (rear of property) adjacent to an existing canyon to remain and to allow an existing free standing wall (front of property) within the Public Right-of-Way along La Jolla Scenic Drive to remain in place with modifications. Possible impact to view corridor. [City Notice and applicant]

Seeking: Site Development Permit (SDP) for Environmentally Sensitive Lands –retaining wall
Neighborhood Development Permit (NDP) –free standing wall

Prior Action: Permit Review Committee July 25, 2006

PROJECT DESCRIPTION: Site Development Permit for Environmentally Sensitive Lands to construct a retaining wall on a 0.44 acre site. Construction of wall will be of a carved and colored shotcrete to simulate the existing bluff material in color, texture and relief.

Proposed elevation/top of retaining wall: 96.5 ft.

Proposed elevation/bottom of retaining wall: 89.5

Height of wall: 7.0 ft.±

Move to approve wall within the setback areas with conditions.

- 1. Provide setback information on site plan.*
- 2. Conform wall to municipal code for wall heights.*
- 3. Apply for variance if required.*

Vote: Crisafi/Lyon Vote: 4-0-0 Motion Passed

Prior Action: LJCPA August 3, 2006

3. Zegarra Retaining wall: Approved by committee, 4-0-0, to preserve the open space at rear of project.

Motion: Andrews, Merten to approve the consent calendar. Item #3 only.

Amendment to Motion: Golba. If the Committee conditions trigger a Variance the applicant will return to the committee.

Amendment Accepted: Andrews, Merten.

Vote: 14-0-0.

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