

La Jolla Shores Permit Review Committee B Publication Agenda

4:00 p.m. Tuesday March 27, 2012

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

1. Non-Agenda Public Comment – 2 minutes each

2. Chair Comments

- By-laws revisions were approved by the LJCPA membership at the Annual Meeting on Thursday March 1. The next step was to submit to the City for review.
- The Salami and Sinclaire Residences and the AT&T Via Capri projects all passed the LJCPA on consent on March 1.
- The Chao residence appeal to the Planning Commission by a neighbor was denied on March 1.
- Gaxiola has resubmitted-the PM has advised that he will communicate again when the current cycles have been finalized

3. Project review

- A. Zegarra Walls - 2974 Cto. Bello (La Jolla Scenic Frontage)
- B. UCSD Hillel Center for Jewish Life
- C. Abelkop Residence -2481 Rue Denise
- D. Browar Residence- 2725 Inverness Court

3A. Zegarra Retaining Wall –2nd hearing

- 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: Site Development Permit for Environmentally Sensitive Lands for the construction of an existing retaining wall adjacent to a canyon and a Neighborhood Development Permit for an existing free standing solid wall within the Public Right-of-Way along La Jolla Scenic Drive. The 0.44 acres site is located at 2974 Caminito Bello in the SF zone of the La Jolla Shores Planned District within the La Jolla Community [Current City Description]

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.± [N.B. This maximum height is incorrect; should be 15.0 ft according to plans from that time. Measurements cited were taken a different section of the wall]

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.

Prior LJSPRC Action: February 28, 2012 –See minutes for more details

Motion: Merten; Second: Emerson

More information is needed. Continue item to a future meeting.

Information needed:

- Determine whether the area fronting LJ Scenic North is considered a front yard or a back yard?
- Confirm that city has no plans to widen the street or have other use for the right-of-way.
- Ask city for better definition of the Pottery Canyon view corridor boundaries.
- Findings required to grant a Neighborhood Development Permit?

Motion carries: 6-0-1

Approve: Emerson, Lucas, Merten, Morton, M. Naegle, 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

3B. UCSD Hillel Center for Jewish Life -3rd 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; jfisher@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.

- **Phase 1. Recommendation to deny made on January 23. See motion below.**
- **Phase 2: Recommendation to deny made on January 23. See motion below.**

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]

Today's consideration will only be the Street Vacation. See last motion below.

Previous LJSPRC Action: November 22, 2011. 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: 0; Abstain: Boyden (chair)

Previous LJSPRC action: January 23, 2012. Please see minutes for additional details and comments.

Motion: Merten; **second:** Donovan

Findings for a Site Development Permit for Phase 2 cannot be made because the project does not conform to the design criteria set forth in the La Jolla Shores Design Manual and therefore does not comply with the La Jolla Shores Planned District Ordinance:

1. The size and bulk of the project is two to three times that of other structures in the vicinity and therefore not in conformance with the La Jolla Shores Design Manual.
2. The project will be disruptive of the architectural unity of the area.
3. The proposed structure setbacks are not in general conformance with the setbacks of other structures in the vicinity.

Motion carries: 5-2-1: Approve: Donovan, Emerson, Merten, Lucas, M. Naegle; Oppose: Morton, Schenck; Abstain: Boyden (chair)

Motion: Merten; **second:** Emerson

The findings for a Site Development Permit for the continued office use of the existing single family dwelling (Phase 1) at the present time and also if Phase 2 is not approved is inconsistent with the La Jolla Shores Planned District Ordinance

Motion carries: 6-1-1: Approve: Donovan, Emerson, Lucas, Merten, M. Naegle, Schenck; Oppose: Morton; Abstain: Boyden (chair)

Motion: Emerson; **second:** Morton
To continue the street vacation issue to a future meeting.

Motion carries: 5-0-3: Approve: Lucas, Merten, Morton, Naegle, Emerson; Oppose: None; Abstain: Boyden (chair), Donovan, Schenck

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. Abelkop Residence:

- Project No. 258472
- Type of Structure: Single Family Residence
- Location: 2481 Rue Denise
- Project Manager: Sandra Teasley; 619-446-5271; steasley@sandiego.gov
- Owner's rep: Colin Hernstad; 619-921-0114; colinhernstad@gmail.com

Project Description: a 2,298 square feet addition to an existing single family residence on a 0.29 acre site. Coastal Overlay (non-appealable) and Coastal Height Limit Zones

- Lot size: 13,000 sf
- Existing Sq/Ft: 3721 sf
- Proposed 1st story addition: 2275 sf
- Proposed 2nd story: none
- Total Sq/ft (excluding subterranean if applicable): 5,996 sf including garages
- GFA (if different from above)
- Percent of lot covered: 7112
- Floor area ratio; 0.46
- Height: 11'-8"
- Front yard setback: 17'-6" Existing
- Side yard setback: 9'-0" and 10'-0"
- Rear Yard setback: 10'-0"
- Percent of green softscape: 37%
- Off street parking: 4 garages

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

3D. Browar Residence

- Project No. 269064
- Type of Structure: Single Family Residence
- Location: 2725 Inverness Court
- Project Manager: Jeanette Temple; 619-557-7908; jtemple@sandiego.gov
- Owner's rep: Bill Hayer; 858-792-2800; bhayer@hayerarchitecture.com

Project Description: Demolish existing single family residence and construct new single family residence with associated site walls and swimming pool. [applicant] Site size: 1.35 acres, located in Coastal Height Limit, Coastal Overlay and Campus Impact Parking Zones (non-appealable)

- Lot size: 58,840 sf
- Existing Sq/Ft: 4,158 sf
- Proposed 1st story: 6,306 sf
- Proposed 2nd story: none
- Subterranean: 1,348 sf
- Total Sq/ft (excluding subterranean if applicable): 6,306 sf
- GFA (if different from above) 6,566 sf
- Percent of lot covered: 11%
- Floor area ratio: 0.111
- Height: 30'
- Front yard setback: 7'-0"
- Side yard setback: 7'-0" & 16'-0"
- Rear Yard setback: 158'-4"
- Percent of green softscape: 85%
- Off street parking: 4 spaces: 3 in garage, and 1 in driveway

Seeking: Coastal Development Permit (CDP) and Site Development Permit (SDP) for La Jolla Shores Planned District and Environmentally Sensitive Lands

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