

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Agenda, Tuesday, June 24, 2008
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. SIERRA MAR (*PREVIOUSLY REVIEWED 5/27/08*)

PROJECT NUMBER: 146914

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7755 Sierra Mar

PLANNER: Laura Black

Ph: 619-446-5112

Email: lblack@sandiego.gov

OWNERS REP: John Oleinik

Ph: 858-488-1221

Email: johnoleinik@earthlink.net

PROJECT DESCRIPTION: Addition and remodel of Single Family Residence

Lot Size: 37,790 SF

Existing Sq/Ft: 5,006 habitable; 757 garages

Addition Sq/Ft: 8,714 habitable; 648 garages

Subterranean Sq/Ft (if applicable): 3300 habitable; 310 garage

Total Sq/Ft (excluding subterranean if applicable): 13,720 habitable; 1405 garage

Percent of lot covered: 21% building (including covered walkways)

Floor area ratio: 0.4

Height: 30' Coastal

Front yard setback: 136'

Side yard setback: Interior = 10' / Street Side = 24'

Percent of green softscape: 50%

Off street parking: 6 car garage

Other: House is designated historic with addition. Report #HRB-08-031

NEIGHBORHOOD DESCRIPTION: All single family homes

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision.**

COMMITTEE FINDINGS 5/27/08:

- a. Applicant instructed to return when the following information can be provided:
 - i. historic DAS documentation
 1. verification of Mills Act consideration
 2. clarify new vs. existing construction as it pertains to historic designation
 - ii. feedback from City on:
 1. curb cut-size
 2. cycles issues
 - iii. amount of excavation/removal
 - iv. "rolling" gate to be eliminated from design due to potential for traffic hazard

La Jolla Shores Permit Review Committee

Agenda: Tuesday, June 24, 2008

Page 2

- v. clarify roof pitches
- vi. address committee/neighbors concern of excessive bulk & scale
 - 1. comparison of size of building (sq/ft) vs. prevailing neighborhood
- vii. materials board
- viii. feedback from neighbors, including
 - 1. impact on views
 - 2. use of story-poles at sight
- ix. create a scaled down model
- x. add: 7770 Sierra Mar to the 300 ft. radius study of setbacks
- xi. section view of plan to include basement and overall height envelope
- xii. storyboards should be created in a current vs. proposed manner

La Jolla Shores Permit Review Committee

Agenda: Tuesday, June 24, 2008

Page 3

2. DANIELS RESIDENCE (*PREVIOUSLY REVIEWED 5/27/08*)

PROJECT NUMBER: 153921

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7907 Princess Street

PLANNER: Kathy Henderson

Ph: 619-446-5241

Email: khenderson@sandiego.gov

OWNERS REP: Michael Vettters

Ph: 858-459-9291

Email: mvettters@islandarch.com

PROJECT DESCRIPTION: 2,259 square foot addition to existing single family residence comprised of new second story over part of existing first story, new basement area below expanded garage to allow for (3) cars and associated site walls and balconies.

Lot Size: 0.25 Acres / 11,175 SF

Existing Sq/Ft: 4,673 + 490 garage = 5,163 SF

Addition Sq/Ft: 1,985 + 274 garage = 2,259 SF

Subterranean Sq/Ft (if applicable): 228 SF

Total Sq/Ft (excluding subterranean if applicable): 7,422 SF

Percent of lot covered: 46%

Floor area ratio: 66%

Height: Top of Chimney @ 29'-10 1/4" (Elev. + 116.63'); Max Ridge Height @ 28'-2 1/2" (Elev. + 114.98')

Front yard setback: Existing 12'-6"

Side yard setback: Existing N 4'-1", E 1'-1", S 0'-0" along Torrey Pines

Percent of green softscape: 22% proposed (15% existing)

Off street parking: 3 car garage proposed

Other: Previous CDP 89-1392 expired April 11, 1990 and allowed second story addition, underground garage and 2,142 SF increase. 65% FAR and reduction in Princess Street setbacks.

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: Single Family Residence

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.

COMMITTEE FINDINGS 5/27/08:

a. Applicant requested to return in June

b. Must provide:

i. information on street vacation

ii. roofing frames of reference

iii feedback from neighbors, including Roger Craig at 1802

iv. Amalfi Street

3. PLAYA DE ORO TENTATIVE MAP (*PREVIOUSLY REVIEWED 5/27/08*)

PROJECT NUMBER: 152137

TYPE OF STRUCTURE: N/A

LOCATION: 8111 Camino Del Oro

PLANNER: Helena Deisher

Ph: 619-446-5223 Email: hdeisher@san Diego.gov

OWNERS REP: William J. Kellogg

Ph: 858-454-7126 Email: wjkellogg@ljbtc.com

John Leppert

Ph: 858-597-2001 Email: jdleppert@leppertengineering.com

PROJECT DESCRIPTION: This project is a condominium conversion, converting the existing 17 residential units into a 17 unit condominium development. No new site development is proposed with this project. The existing 5 story building was constructed in 1965.

Lot Size: .301 Acres

Existing Sq/Ft: 24,185 SF total building area

Addition Sq/Ft: 0

Subterranean Sq/Ft (if applicable): N/A

Total Sq/Ft (excluding subterranean if applicable): 24,185 SF

Percent of lot covered: 58%

Floor area ratio: N/A

Height: 58 Feet

Front yard setback: N/A

Side yard setback: N/A

Percent of green softscape: 23% (lawn and planted area)

Off street parking: 19 existing spaces on site

PROJECT IS SEEKING A: Tentative Map

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.

COMMITTEE FINDINGS 5/27/08:

a. Applicant asked to return in June with the following information:

i. Present a plan for increasing required parking spaces to Qty. 25 from the existing Qty. 17

1. plan should include at least 3 options to consider

2. an option to remove greenscape and install a "green" drivable material should be considered

ii. Clarify with owner (LJS Hotel) if they have the ability to provide marked/dedicated parking in their garage for this project

La Jolla Shores Permit Review Committee

Agenda: Tuesday, June 24, 2008

Page 5

4. CHABAD LA JOLLA

PROJECT NUMBER: 120292

TYPE OF STRUCTURE: Synagogue/Single Family Residence

LOCATION: 2466 Hidden Valley Road

PLANNER:

Ph:

Email:

OWNERS REP: Ron Buckley

Ph: 619-298-1880

Email: buckleyconsulting@cox.net

PROJECT DESCRIPTION: Demo existing 2,951 sq/ft single family residence (SFR) and construction of an 11,666 sq/ft two story synagogue, pre-school and a SFR over 33 space basement parking.

Lot Size: 24,393 SF

Existing Sq/Ft: 2,951 SF

Addition Sq/Ft:

Subterranean Sq/Ft (if applicable): 11,964 SF of basement/parking

Total Sq/Ft (excluding subterranean if applicable): 11,666 SF

Percent of lot covered: 41%

Floor area ratio:

Height: 29'

Front yard setback: 31.5'

Side yard setback: 20'

Percent of green softscape: 32.9%

Off street parking: 37 spaces

PROJECT IS SEEKING A: Site Development Permit (SDP) and a Coastal Development Permit (CDP)

NEIGHBORHOOD DESCRIPTION: SF zoned neighborhood with varying size lots and houses of varied architectural styles.

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO: N/A

**COMMENTS: Please provide color and material board and neighborhood photos.
If applicable, please provide the neighborhood review decision**