

La Jolla Shores Permit Review Committee – Published Agenda

4:00 p.m. - Tuesday,
December 22, 2009

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

1. Non-Agenda Public Comment
2. Chair Comments
3. Project Review (see A to D below)
4. Report by Tim Lucas re: rewrite for LJSPDO

A. FAKHIMI RESIDENCE (return at City request)

- PROJECT NUMBER: # 179961
 - TYPE OF STRUCTURE: Single family residential
 - LOCATION: 7790 VIA CAPRI
 - PLANNER: Helene Deisher E-mail: hdeisher@san Diego.gov
 - OWNERS REP: Steve Ragan Ph: 858.756.2526 Email: sragan@johnjensenarchitect.com
jjensen@johnjensenarchitect.com
 - PROJECT DESCRIPTION: a 3,134 square foot addition to an existing single family residence on a 0.46 acre site (Source: City)
 - Lot Size: 22,082 SF
Street Frontage: 134'
Seeking: Variance for two driveway entrances, 58' apart
- Chair Notes: This project was approved by the PRC (5-1-1) and the LJCPA (14-1-1) and I believe with two driveway entrances shown on the plans from the beginning even though no discussion took place. City staff is requiring specific LJCPA approval for a variance (MC limits driveways to one per 100') from the LJCPA before scheduling this project for a hearing. Site plan, landscape plan and photos will be brought to meeting.

Action item – Expected final today.

B. DESSERT/HANNEKEN RESIDENCE (was contingent on notification of completion of revised plans as submitted to the City. Plan revisions that have been informally reviewed by City planner will be presented at meeting.)

- PROJECT NUMBER: 192318
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8646 Cliffridge Avenue
- PLANNER: Tim Daly Ph: 619-446-5346 Email: tdaly@san Diego.gov
Joseph Stanco E-mail jstanco@san Diego.gov (away till 1-4-2010)
Terri Bumgardner Email: tbumgardner@san Diego.gov till 1-4-2010
- OWNERS REP: Erika Love Ph: 619-857-7406 Email: pacificpermits@aol.com
Katie Powers Ph: 619-286-1633 Email: Katie@charco.com
- PROJECT DESCRIPTION: 184 s.f. first floor addition and a 1626 s.f. second story addition to an existing 2886 s.f. SFR (Applicant) [Coastal Height Limit, Campus Parking Impact Zones, from NOA.]
- Lot Size: 15,288 s.f. (0.35 acre)
- Existing Sq/Ft: 2886 s.f. (residence 2402; garage 464)
- Addition Sq/Ft: 1st story 184 s.f.
2nd story 1626 s.f. Deck 97 s.f.

- Subterranean Sq/Ft (if applicable): N/A
- Total Sq/Ft (excluding subterranean if applicable): 1810 (w/Deck 1907) (addition)
After addition 2402 + 1810 = 4212 + garage = 4696 s.f.
- Percent of lot covered: 20%
- Floor area ratio: 30.70%
- Height: 26' 6"
- Front yard setback: 26'
- Side yard setback: 7', 15'
- Percent of green softscape: 68%
- Off street parking: Garage: 2; Driveway 2
- SEEKING: Site Development Permit (SDP)

• NEIGHBORHOOD DESCRIPTION: Single family residences LJSPDO area

Previous action per November 24, minutes.

Motion: Morton Second: Furtek. Continue to a subsequent meeting because:

The changes to the downstairs rooms are not reflected in the plans submitted to the city. The committee will need to see:

- Revised floor plans as submitted to the city that show the changes to the downstairs rooms. [Applicant agreed to have them submitted by December 15 and bring to December PRC meeting].
- Show offsetting planes/recesses/architectural projections on left to meet the 50 foot rule and the LJS PDO guidelines.
- Call out all parking spaces on lot.
- Average the setbacks for houses within 300 ft.
- Talk with other two adjacent neighbors behind the residence.

Motion approved: 4-0-1

Approve: Furtek, Morton, Schenck, Lucas

Abstain: Boyden (chair)

[Action item-second review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant. Item is subject to continuance for additional information. For comments from first hearing, see November PRC minutes.](#)

C. McClelland Residence - New Project

- PROJECT NUMBER: 195996
- TYPE OF STRUCTURE: Type V, NR
- LOCATION: 8360 La Jolla Shores Drive
- PLANNER: Jeannette Temple; Ph. 619-557-7908; E-mail: jtemple@sandiego.gov
- OWNERS REP: Richard Gombes) Ph. 858-663-2045; E-mail rgombes@san.rr.com
- PROJECT DESCRIPTION: 2nd and 3rd story addition to an existing single family residence on a 0.12 acre site in the SF Zone of La Jolla Shores Planned District. Coastal overlay (non-appealable), Coastal Height Limit, and Residential Tandem Parking Overlay Zones within the La Jolla Community Plan area. (City NOA Info) Also Beach Parking Overlay per Cycle review.
- Lot Size: 0.12 acres or 5,550 SF
- Existing Sq/Ft: Ground floor living area: 594 SF.; Ground Floor garage: 438 SF
- Addition Sq/Ft 2nd story: 2097 SF; 3rd story: 932 SF
- Total Sq/Ft: 4061

- Percent of lot covered: 54%
- Floor area ratio: 0.91 including open patio at grade: .73 excluding patio
- Height: 29'4"
- Front yard setback: 19'
- Side yard setback: North: 10'-3" & 4'-4 1/2"; South: 6'-4 1/2" & 4'-11 1/4"
- Percent of green softscape: 37%
- Off street parking: Garage 2; Driveway 2; Right of Way one space
- SEEKING: Site Development Permit (SDP) & Coastal Development Permit (CDP)
- Other: This property was issued approval #586174 for Project #163792 on 10/31/2008 (per plans) According to architect e-mail: the previous project that was permitted in 2008 was completed through the foundation & framing stage.

Action item-first review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant. Item is subject to continuance for additional information

D. MARCUS RESIDENCE Final hearing action item

- PROJECT NUMBER: #181889
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 8551 SUGARMAN DRIVE
- PLANNER: ~~Cherlyn Cac Ph: 619-446-5226 Email: ccac@sanidiego.gov~~
Linda French E-mail efrench@sanidiego.gov (replacement, per applicant)
Diane Murbach E-mail dmurbach@sanidiego.gov
- OWNERS REP: Christina Mannion ph. 619-293-7640; Christinam@wallacecunningham.com
- PROJECT DESCRIPTION: Demolition of existing house and construction of a new two story single-family house with a basement/garage and a pool (Applicant)
- Lot Size: 11,585 sq. ft.
- Existing Sq/Ft: 1676
- Addition Sq/Ft: 4537
- Subterranean Sq/Ft (if applicable): 1305 SF
- Total Sq/Ft (excluding subterranean if applicable): 6213
- Percent of lot covered: 41%
- Floor area ratio: 0.54
- Height: 27' 3"
- Front yard setback: 15'
- Side yard setback: 7"
- Percent of green softscape: 37%
- Off street parking: 2
- Other:
- SEEKING: Site Development Permit (SDP)

:

ISSUES WITH RESPECT TO THE PDO:

1. New house construction in the Shores
2. Demolition of existing house (1960s house "Potential Historical Resource Review") (Applicant)

Previous Action per September 22 minutes

Motion Morton: Continue item to next presentation. Committee requests information listed below. Second: Furtek Vote: 6-0-1

For: Morton, Furtek, Lucas, Morrison, Schenck, Naegle

Abstain: Boyden (chair)

- Tabulated summary of setbacks
- Illustrate Review Site drainage plan
- Solar Shading study
- Contact and meet with neighbors
- Include sideyards/back of buildings in 3d study
- Results of City's response to Historical RTR Survey
- Ruling from city on which street for the address
- No articulation on side/back-- Can this be improved?
- Look into noise shielding the 5 condensing units
- Look into relocation of the condensing units elsewhere
- Massing study of bedroom and possibly cut down on bulk
- ~~Find out if CC&Rs are still in effect, and what they address.~~
- ~~Bring the CC&Rs. Is there an Art Jury?~~

Action item-final review to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant. For comments from first hearing, see September PRC minutes.