

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**REVISED La Jolla Shores Permit Review Committee Agenda**  
**Tuesday, March 24, 2009**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**1. GATTO RESIDENCE**

PROJECT NUMBER: 174540

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8368 Paseo Del Ocaso

PLANNER: Jeff Peterson

Ph: 619-446-5237

Email: japeterson@sandiego.gov

OWNERS REP: Michael R Morton AIA

Ph: 858-459-3769

Email: m-morton@pacbell.net

PROJECT DESCRIPTION: Demolish existing 2,540 sq/ft two-story residence, build a new two-story single family residence of 4,348 sq/ft (was 4,4744 SF, 396 SF reduction) with new lap pool and site improvements.

Lot Size: 5,250 SF

Existing Sq/Ft: 2,540 SF

Addition Sq/Ft: 1,808 SF

Subterranean Sq/Ft (if applicable): 2,085 SF

Total Sq/Ft (excluding subterranean if applicable): 4,348.60 SF

Percent of lot covered: 35.7 % (60% allowed)

Floor area ratio: 82.8 % No FAR regulations in La Jolla Shores PDO

Height: 28' – 8 ¼"

Front yard setback: 15'

Side yard setback: 4'

Percent of green softscape: 30.5 %

Off street parking: 4 in garage, 2 in driveway

Other:

PROJECT IS SEEKING A: Coastal Development Permit (CDP), Neighborhood Development Permit (NDP), and Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: Developed residential neighborhood of similar sized lots. Older one & two story homes being redeveloped into larger two & three story homes.

NEIGHBORHOOD REVIEW: No CCR. Met with neighbors to review plans on February 17, 2009 and March 1, 2009. Will be providing letter of support for the project from the neighbors.

ISSUES WITH RESPECT TO THE PDO:

1. Height limit – Conforms
2. Prop D Height Limit – Conforms
3. Off street parking – Conforms
4. Total of six on site parking spaces created
5. 30.5% Landscape requirements - Conforms

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

## 2. ESPINOZA RESIDENCE

PROJECT NUMBER: 174660

TYPE OF STRUCTURE: Single Family Residence - Remodel

LOCATION: 7964 Paseo Del Ocaso

PLANNER: Glen Gargas

Ph: 619-446-5142

Email: ggargas@sandiego.gov

OWNERS REP: Dale Naegle

Ph: 858-459-2560

Email: dnaegle1@san.rr.com

PROJECT DESCRIPTION: Remodel

Lot Size: 5,420 SF

Existing Sq/Ft: 1,500 SF

Addition Sq/Ft: 1,685 SF

Subterranean Sq/Ft (if applicable): 283 SF

Total Sq/Ft (excluding subterranean if applicable): 3,468 SF

Percent of lot covered:  $2,576/5,420 = 47\%$

Floor area ratio:  $3,468/5,420 = 63.9\%$

Height: 29.56'

Front yard setback: 20.9'

Side yard setback: North = 5.1', South = 7.4', West = 4'

Percent of green softscape:  $1,813/5,420 = 33.4\%$

Off street parking: Two available per existing

Other:

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

NEIGHBORHOOD DESCRIPTION: Single Family Residences

NEXT COMMUNITY ACTION: CDP

NEIGHBORHOOD REVIEW: Southern end of Paseo del Ocaso, 2 blocks from entrance to LJ Beach & Tennis Club

ISSUES WITH RESPECT TO THE PDO:

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

### 3. WALKUSH RESIDENCE

PROJECT NUMBER: 168190

TYPE OF STRUCTURE: SF Residence

LOCATION: 8314 Paseo del Ocaso (between Calle Frescota and Camino del Oro)

PLANNER: Morris Dye

Ph: 619-446-5201

Email: mdye@sandiego.gov

OWNERS REP: Laura DuCharme Conboy, AIA

Ph: 858-454-5205

Email: laura@ducharmearch.com

PROJECT DESCRIPTION: Demolition of an existing one-story SF residence with 2-car garage.  
Construction of a new two-story SF residence with two car garage.

Lot Size: 5,239 SF

Existing Sq/Ft: 2,416 SF

Addition Sq/Ft: 2,078 SF

Subterranean Sq/Ft (if applicable): None

Total Sq/Ft (excluding subterranean if applicable): 4,494 SF

Percent of lot covered: 45%

Floor area ratio: 85%

Height: 28'

Front yard setback: 20''

Side yard setback: 4'-8'

Percent of green softscape: 35%

Off street parking: 2

Other:

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

NEIGHBORHOOD DESCRIPTION:

NEXT COMMUNITY ACTION: 1) CPA

2) La Jolla Shores Advisory Board (Advised for hearing by planner)

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**

**4. HANDLER RESIDENCE: (PREVIOUSLY REVIEWED 1/27/09)**

PROJECT NUMBER: 166021

TYPE OF STRUCTURE: Single Family with Guest House/Artist Studio

LOCATION: 8405 El Paseo Grande; NE corner of El Paseo Grande and Camino Del Oro

PLANNER: Edith Gutierrez

Ph: 619-446-5466

Email: egutierrez@san Diego.gov

OWNERS REP: Jeff Barfield

Ph: 858-614-5027

Email: jeff@rbf.com

PROJECT DESCRIPTION: Request to amend existing CDP No. 206775 and La Jolla Shores Development Permit No. 206666. The amendment request asks to delete conditions 15, 32, 33 and 34. These conditions in total, required the removal of an existing driveway and parking space that was legally established to serve the existing guest house/artist studio. Please see attached letter dated September 25, 2008 that provides the rationale for requested amendment.

Lot Size: 7,215 SF

Existing Sq/Ft: 4,377 SF

Addition Sq/Ft: N/A

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

Total Sq/Ft (excluding subterranean if applicable): N/A

Percent of lot covered: 50%

Floor area ratio: 0.6

Height: N/A

Front yard setback: 15 FT

Side yard setback: 18 Inches

Percent of green softscape: 30.1% (2,172 SF)

Off street parking: 2 existing, one additional proposed

Other:

PROJECT IS SEEKING A: Amen existing CDP, LJS PDO Permit

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 1/27/09:**

1. Applicant to return when they can provide the following additional information:
  - a. Distance of face of garage to property line
  - b. Traffic and transportation guidelines for minimum distance between curb cuts
  - c. Details of traffic accidents at residence intersection in last two years
  - d. Presentation of alternatives to requested changes in greenscape, parking and curb cut
  - e. Traffic visibility study
  - f. Verify calculation of green space (area and %)
  - g. Produce original Exhibit "A"
  - h. Permit History for property
  - i. Copy of recorded permit (2005)

## 5. ZAHID RESIDENCE

PROJECT NUMBER: #154820

TYPE OF STRUCTURE: Single Family Residence (Addition + Guest House)

LOCATION: 7884 Lookout Dr.

PLANNER: Helene Deisher

Ph: 619-446-5223

Email: hdeisher@sandiego.gov

OWNERS REP: Tom King (Don Edson Architect)

Ph: 760-438-5827

Email: don@donedson.com

PROJECT DESCRIPTION: Attached 2-story Addition (3-Car Garage + 5 Bedrooms/ 6 Baths, Exercise & Game Room), Detached 2-story Structure (3-Car Garage + 2 Bedroom/ 1 Bath Guest House). Construction of Enlarged Cabana

Lot Size: 53,370 SF

Existing Sq/Ft: 7,830 SF

Addition Sq/Ft: 6,640 SF

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

Total Sq/Ft (excluding subterranean if applicable): 14,470 SF

Percent of lot covered: 27%

Floor area ratio: 0.27

Height: 29'-8"

Front yard setback: 25'

Side yard setback: 6' / 14'

Percent of green softscape: 62%

Off street parking: 10 Total (6) Enclosed + (4+) Motorcourt/ Driveway behind setback

Other:

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

NEIGHBORHOOD DESCRIPTION:

NEXT COMMUNITY ACTION:

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**