

La Jolla Shores Permit Review Committee Agenda
4:00 p.m. Tuesday, January 28, 2014
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

1. **Non-Agenda Public Comment – 2 minutes each for items not on the agenda**
2. **Committee Member Comments**
3. **Chair Comments**
4. **Project Review**

4A. 2350 Calle De La Garza

- Project No. 341630
- Type of Structure: Single Family Residence
- Location: 2350 Calle De La Garza
- Applicant: Mark D. Lyon 858-459-1171 Mark@mdla.net
- Project Manager: PJ FitzGerald 619-446-5107 pfitzgerald@sandiego.gov

Project Description: PROCESS 3 -SDP to remodel and add 4,412 square feet to an existing 3,634 square foot, 2-story, single family residence on a 0.56 acre lot. The site is located at 2350 Calle De La Garza in the SF Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, and Parking Impact Overlay Zones in the La Jolla Community Plan area.

4B. WWW Residence

- Project No. 328415
- Type of Structure: Single Family Residence
- Location: 8490 Whale Watch Way
- Applicant: James Gates, 619.682.4083, 619-823-4083 jg@publicdigital.com
- Project Manager: John Fisher, 619-446-5231 JSFisher@sandiego.gov

Project Description: PROCESS 3 - CDP, and SDP to demolish an existing single family residence and construct a 7,001 two-story, over basement single family residence on a 20,093 sq. ft. lot at 8490 Whale Watch Way. The site is located in the Single Family Zone of the La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking.

Previous Committee Action on 12-18-2013

Most of the committee wanted the applicant to provide a photo simulation to show the project in context with the neighboring properties to determine if it would be disruptive of the architectural unity of the neighborhood. The applicant declined to provide the additional information.

Motion: (Schenck, Naegle) **Findings can not be made for a Coastal Development Permit and a Site Development Permit for Project Number: 328415, based on the limited information provided to the committee. 5-1-0**

Approve: Lucas Merten Naegle Schenck Steck

Oppose: Conbov

4. Project Review (continued)

4C. Hillel Center for Jewish Life – Draft Environmental Impact Report

Project No. 212995 / SCH No. 2010101030

Applicant: Hillel of San Diego

Project Description: The proposed project is a SITE DEVELOPMENT PERMIT AND RIGHT-OF-WAY VACATION to develop a vacant site located at the southwest corner of the intersection of La Jolla Village Drive and La Jolla Scenic Way, just south of UCSD in two phases. Phase 1 would consist of the temporary use of the Cliffridge property until the new HCJL facilities (Phase 2) are occupied. Phase 2 would involve development of the 0.8-acre vacant parcel east of the Cliffridge property. The new facility would provide three new buildings of approximately 6,479 square feet of gross floor area (GFA) around a central outdoor courtyard. The project site is within a Single Family Zone of the La Jolla Shores Planned District, Coastal Height Limit Overlay Zone, Campus Parking Impact Overlay Zone, and the La Jolla Community Planning Area. (Legal Description: Lot 67 of La Jolla Highlands Unit No. 3, in the City of San Diego, County of San Diego, Parcel Map No. 3528 and Portion of Lot 1299, Miscellaneous Map 36, Pueblo Lands, in the City of San Diego, County of San Diego). The site is not included on any Government Code listing of hazardous waste sites. Comments due Feb. 11th

The DRAFT EIR and all associated technical appendices are available online at:

http://google.sannet.gov/search?partialfields=&sort=date%3AD%3AS%3Ad1&proxyreload=1&num=100&requiredfields=STARTED:TRUE.ENDED:FALSE.PATH:CEQA&layout_type=datetitlelink&getfields=DOCUMENT_URL.TITLE.DOC_DATE&output=xml_no_dtd&ie=UTF-8&client=scs_ocd&filter=0&site=documents&config=ceqa.js&proxystylesheet=scs_ocd&q=

Note: The draft EIR was revised to update the Traffic and Cumulative Impacts sections to reflect other projects in the area. The draft EIR is being re-circulated with this new information. The LJCPA commented on the previous version of the draft EIR (See http://www.lajollacpa.org/minutes/ljcpa13_0307min.pdf, Item 17.) There is no change to the design of the project. Links to the Traffic and Cumulative Impacts sections of the draft EIR are:

Public Notice of Recirculation:

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/212995%2520-%2520Recirculation%2520Draft%2520EIR%2520Date%252012-6-13.pdf

Traffic Impact Analysis:

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/212995%2520-%2520Appendix%2520B%2520Part%25201%2520Traffic%2520Report.pdf

Traffic Impacts:

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/212995%2520-%2520Appendix%2520G%2520Noise%2520Report.pdf

Traffic Appendices:

http://docs.sandiego.gov/citybulletin_publicnotices/CEQA/212995%2520-%2520Appendix%2520B%2520Part%25202%2520Traffic%2520Report.pdf

4. Project Review (continued)

4D. Qin Addition

- Project No. 329727
- Type of Structure: Single Family Residence
- Location: 2604 Hidden Valley Road
- Applicant: Jun Martin
- Project Manager: Glenn Gargas, 619-446-5142 GGargas@sandiego.gov
- Owner's rep: Edward Estlund, Architect, 619-544-1192 , eggman2@cox.net

Project Description: PROCESS 3 - CDP and SDP to amend CDP/LJSPD Permit No. 99-1339 to remodel and add 3,124 sq. ft. to an existing 9,167 sq. ft. single family residence on a 0.62 acre lot located at 2604 Hidden Valley Road, in the Single family Residence Zone of the La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone within the La Jolla Community Plan area.

Committee Comments from PRC Meeting of November 20, 2013

The committee is more interested in the form and relationship of proposed structure to those of the neighbors and less about the interior room layouts. There are concerns about overall massing and setbacks. There are concerns with the proposed structure being so close to the adjacent property. This and the adjacent lots are odd shaped and there area lot of elevation changes. A topographic survey of the property extending 50' into adjacent properties would be helpful. Setback numbers for the adjacent properties would be useful. Possibly look at shifting the proposed building to increase setbacks from the neighboring buildings.

Previous Committee Action on 12-18-2013

Motion (Lucas, Emerson): Findings can not be made to amend the existing Site Development Permit and Coastal Development Permit No. 99-1339, based on the insufficient setbacks on the East and North sides of the property, and the bulk of the project in relation to surrounding neighborhood. The proposed project, due to its form and relationship, will be disruptive of the architectural unity of the neighborhood. 7-0-0

Approve: Conboy, Emerson, Lucas, Merten, Naegle, Schenck, Steck

Adjourn