

# La Jolla Shores Permit Review Committee – Publication Agenda

4:00 p.m. - Tuesday

January 26, 2010

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. RAGEN RESIDENCE – First hearing

- PROJECT NUMBER: # 193747
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 7956 Paseo del Ocaso
- PLANNER: Glenn Gargas E-mail: [ggargas@san-diego.gov](mailto:ggargas@san-diego.gov) Phone: 619-446-5142
- OWNERS REP: Claude Anthony Marengo; E-mail [cmarengo@san.rr.com](mailto:cmarengo@san.rr.com); 858-459-3769
- PROJECT DESCRIPTION Remodel of existing single-story residence and addition of second story and roof deck
- Lot Size: 5508 s.f.
- Existing Sq/Ft 2481 s.f.
- Addition Sq/Ft: 1<sup>st</sup> story none  
2<sup>nd</sup> story 2298 s.f.
- Subterranean Sq/Ft (if applicable): N/A
- Total Sq/Ft (excluding subterranean if applicable): 4779 s.f.
- Percent of lot covered: 45.04 %
- Floor area ratio: 0.87
- Height: 24' 6"
- Front yard setback: 20'
- Side yard setback: 4'
- Percent of green softscape: Existing % conforms and will remain unchanged
- Off street parking: Garage: 2; Driveway 0
- SEEKING: Site Development Permit (SDP) for a 2,198 sq ft addition to an existing single family residence on a 0.12 acre site at 7956 Paseo Del Ocaso in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area. (City)

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

## B. MARCUS RESIDENCE - Returned after revisions on view at LJ Library as of Tuesday January 19 per applicant

- PROJECT NUMBER: #181889
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 8551 SUGARMAN DRIVE
- PLANNER: Diane Murbach E-mail [dmurbach@san-diego.gov](mailto:dmurbach@san-diego.gov)
- OWNERS REP: Christina Mannion ph. 619-293-7640; [Christinam@wallacecunningham.com](mailto:Christinam@wallacecunningham.com)

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- **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: 1<sup>st</sup> story 1786 SF; , 2<sup>nd</sup> story 1178 SF total: 3072 (new)  
[4537 Total (red = previous numbers)]
  - Subterranean Sq/Ft (if applicable): 1351 SF new-- [1305]
  - Total Sq/Ft (excluding subterranean if applicable): 4659 SF including phantom [6213]
  - Percent of lot covered: 34% [41%]
  - Floor area ratio: 0.40 [0.54]
  - Height: varies 23' max—15' average [27' 3"]
  - Front yard setback: 15' min – 19' average [15']
  - Side yard setback: one story 7' min—two story: 10' or 14' 23' average [7"]  
[Street yard setback: varies 15' min—19'2" average]  
[Read Yard setback: varies 15' min 16'2" average]
  - Percent of green softscape: 42% [37%]
  - Off street parking: 2 in garage; 2 in driveway
  - 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)

For previous discussion see September 22 and December 22 PRC minutes

Action item-pulled by applicant from full hearing initially scheduled for January 7 LJCPA Meeting --further review of changes made since then to approve without conditions as presented today, deny with general or specific reasons, or approve as presented with signed statement by applicant. Item is subject to continuance for additional information.

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?~~

Previous Action per December 22 minutes

Motion: Furtek Second: Lucas

Motion to deny: The project does not meet the criteria in section 1510.0301 of the La Jolla Shores PDO which states: “No structure will be approved which is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area” and section 1510.0304 which states: “Building and structure setbacks shall be in general conformity with those in the vicinity. The proposed structure is not in compliance with those provisions of the code due to difference in style and size, as well as setbacks next to neighbors and siting of the house.

4-0-1

Approve: Furtek, Morrison, Schenck, Lucas

Oppose:

Abstain: Boyden (chair)

### **C. Sprint Nextel/Clearwire Cliffridge Park (Applicant) AKA Sprint Cliffridge Park- Second Hearing**

- PROJECT NUMBER: 194434
- TYPE OF STRUCTURE: Cell site
- LOCATION: Cliffridge Park - 8311 Cliffridge Avenue
- PLANNER: Simon Tse PH 619-687-5984 e-mail: [stse@sandiego.gov](mailto:stse@sandiego.gov)
- OWNERS REP: Debra D. Gardner 619-726-8110
- PROJECT DESCRIPTION: Conditional Use Permit for a Clearwire wireless communication facility inside two existing foul poles concealed behind RF transparent materials with above ground equipment inside a chain-link fence with slats. [The project consists of new panel antennas and new directional antennas on two existing pole with new RF raydomes. The associated equipment will be installed inside the existing chain-link fence enclosure.] (City) Further from applicant: add 4'x4' equipment area to existing equipment facility.

Previous Action: November 24, 2009

Motion: Lucas Second: Furtek Continue this item to a future meeting. Come back with information regarding:

-- the disturbed area to the west of the equipment enclosure and options for the placement of the 4' x 4' expansion.

-- Present an RF coverage map for the existing site and proposed changes.

-- Present an overall map that shows the project site in relation to the surrounding ball fields. The topography should be shown.

- Present the feasibility of placing a third pole near the existing one and the equipment enclosure. Will this meet the performance requirements for the project? If so this could save trenching the

fields and avoid concerns regarding RF energy at head heights.

--Consult with Community members and City about this feasibility.

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.

#### **D. AT& T Gilman Court (SD023 -Applicant) First hearing**

- PROJECT NUMBER: 194955
- TYPE OF STRUCTURE: Cell site – Existing post-mounted antennas and equipment enclosure
- LOCATION: 7660 Gilman Court (adjacent to freeway onramp)
- PLANNER: Alex Hempton: 619-446-5349; Ahempton@sandiego.gov
- OWNERS REP: Laurence Banner 858-625-0750

Lot size: 1.15 Acre

Existing Sq. Ft. 240 SF equipment enclosure

Total Sq. Ft. No change

Percent of lot covered 0.01

Height: 12'

Front yard setback: 20'

Side yard setback: 10'

Parking: N/A

- PROJECT DESCRIPTION: CUP renewal of existing AT&T Wireless site located just north of electric substation

SEEKING: Neighborhood Use Permit for an existing wireless communication facility at 7660 Gilman Court in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Height Limit, Airport Influence Area within Council District 1. (according to Cycle now seeking SDP for environmentally sensitive lands adjacent to site.)

NEIGHBORHOOD DESCRIPTION: Telecom. Co-location site. Non-residential land use on a residentially-zoned parcel. No residences in proximity. Close to I-5. Adjacent to SDG&E substation.

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