

La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday March 23, 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 C below)

A. NINKOVIC Residence 2nd hearing

- PROJECT NUMBER: 195466
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8902 Nottingham Place
- PLANNER: Tim Daly Ph: 619-446-5356 Email: tdaly@sandiego.gov
& Polonia Majas: 619-446-5394; pmajas@sandiego.gov
- OWNERS REP: Bart M. Smith AIA LEEDap 760-753-2464; b.smith@dznpartners.com

PROJECT DESCRIPTION: A 1,494 square feet second story addition and remodel to an existing single family residence on a 0.18 acre site at 8902 Nottingham Place in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Campus Parking Impact (City)

Note: Unchanged from previous presentation

- Lot Size: 8092 s.f.
- Existing Sq/Ft: 1853 s.f.
- Addition Sq/Ft: 1st story 163 s.f.
- 2nd story 1331 s.f.
- Subterranean Sq/Ft (if applicable):N/A
- Total Sq/Ft 3347 s.f.
- Percent of lot covered: 34.70
- Floor area ratio: 41.4%
- Height: 28' 2"
- Front yard setback: 16' 4"
- Side yard setback: 5'
- Percent of green softscape: 54.89%
- Off street parking: Garage: 2; Driveway 2
- SEEKING: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: One and two-story single family residences LJSPDO area

ISSUES WITH RESPECT TO THE PDO – Considered a major project by the La Jolla Shores Advisory Board, thus the Site Development Permit

NEIGHBORHOOD REVIEW: Reviewed and approved by La Jolla Shores Advisory Board at the same meeting where the need for a SDP was decided

Previous action: February 17; see February 17 minutes for additional notes

Motion: Morton, Second: Merten

Item to be continued: Additional information is requested. Show outline and appropriate dimensions of adjacent houses on the site plan. Show the heights of the adjacent homes on the elevations, in relationship to height of the proposed project. Consider altering the north elevation of the home.

Motion approved: 5-0-1: Approve: Lucas, Merten, Morton, Morrison, Schenck; Oppose: none; Abstain: Boyden

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

B. 8490 Whale Watch – First Review

- PROJECT NUMBER: 164545
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8490 Whale Watch
- PLANNER: Conan Murphy: Ph: 619-446-5319; cmurphy@sandiego.gov
- PROJECT MANAGER: William Zounes; wzounes@sandiego.gov
- OWNERS REP: Steve Hoard, Public; 619-682-4083; sh@public-digital.com

PROJECT DESCRIPTION: Demolish the existing single family residence and construct a new 4 bedroom, 6 bathroom residence with an indoor pool. The new house will integrate solar panels on the roof along with many other “green” building technologies. (Applicant)

Note: the NOA dated October 13, 2008, called for a CDP (Process 3) for constructing a 7559 square-foot single family residence in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coast Height Limit.

The project has been altered to the below specifications and is now called out by the Project Manager as requiring a CDP and an SDP for a 9856 sq. ft residence in the above zones.

Information provided below is for the revised plan and is incomplete.

- Lot Size: 20,093 s.f.
- Existing Sq/Ft: not given
- Addition Sq/Ft: 1st story 3361 s.f. plus 3393 s.f. of garage and void space
 - 2nd story 6497 s.f.
- Subterranean Sq/Ft (if applicable):N/A
- Total Sq/Ft not given-to be supplied at hearing
- Percent of lot covered: 54%
- Floor area ratio: not given – to be supplied at hearing
- Height: 30’ per SDMC 131.0444(e) [not actual height-chair]
- Front yard setback: 25’
- Side yard setback: 10’/5’
- Percent of green softscape: 9815 s.f.
- Off street parking: not given
- SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)

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.

C. Hooshmand Residence – First Review

- PROJECT NUMBER: 198459
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 2480 Rue Denise
- PLANNER: Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Scott Spencer; 858-8898; scottspencerarchitect@yahoo.com

PROJECT DESCRIPTION: An addition and remodel to an existing residence (Applicant)

Note: The NOA dated December 28, 2009 cites a (PROCESS 3) Coastal Development Permit and Site Development Permit for a 4,463 sq. ft. addition to an existing single family residence on a 0.29 acre site at 2480 Rue Denise in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. However, the applicant states that a revised plan reducing the additional square footage by 1500 sq. ft and including additional changes was planned to be submitted to the City soon as of March 9. This is reflected in the dimensions below. The revised plans may be found at the La Jolla Public Library.

- Lot Size: 12,660 s.f. or 0.29 acres
- Existing Sq/Ft: 2015 plus 420 garage
- Addition Sq/Ft: 1st story 1981 s.f. plus 52 s.f. garage
- Subterranean: 212 (Lower level?)
- Total Sq/Ft 3996 plus 472 garage, except subterranean (need for inclusion uncertain)
- Percent of lot covered: 36%
- Floor area ratio: .369
- Height: 29.6'
- Front yard setback: 7' 0"
- Side yard setback: 5'6" (Existing)/ 10'0"
- Percent of green softscape: 55%
- Off street parking: 2
- SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)

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.