

La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday August 24, 2010

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

1. Non-Agenda Public Comment
2. Chair Comments –Order of the agenda is subject to change, depending on arrival time of presenter for item E or other factors apparent at opening of meeting.
3. Project Review –A- E

A. Cave St/2503 Ardath Road -- Historic Houses Relocation

- PROJECT NUMBER: 1042
- TYPE OF STRUCTURE: Existing Single family residential and guest house
- LOCATION: 2503 Ardath Road, moved from Cave Street
- PLANNER: Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Maria Burke Lia, Esq618-235-9766; mblaw@earthlink.net
-

Project Description: Demolition of existing building on Ardath Road. Relocation of two (2) existing historically designated residences from Cave Street to Ardath Road. New foundations for both; new plumbing; new mechanical. New electrical, new structurals; and new three (3)-garage. Addition of 209 sq. ft. to guest house and 376 sq. ft to main house. For a total of 2865 sq. ft for both relocated houses and 734 sq.ft. for the garage.

- Lot size: 16,460.65 Sq.Ft.
- Existing Sq.Ft: Structure 1 (residence) 704 Sq.Ft. (on Cave St)
 - Structure 2 (residence) 1576 Sq.Ft. (on Cave St.
 - Total: 2280 Sq. Ft.
- New Construction: Garage 734 Sq.Ft. on Ardath
- Addition: Structure 1, 1st story: 209 Sq. Ft. (To Cave St house when moved to Ardath
Structure 2, 1st story: 242 Sq. Ft. “
Structure 2, 2nd story: 134 Sq. Ft. “
Total: 2865 plus 734 garage= 3601 Sq.Ft.
- Percent of Lot covered: 17%
- Floor Area Ratio: 0.22 with garage; .17
- Height: 30’
- Front Yard Setback: 18’4”
- Side yard setback: 5’
- Percent of green softscape 75%
- Off street parking: Garage 3, Driveway 3; Total 6

Project seeking: Site Development Permit and Coastal Development Permit and Conditional Use Permit (Cave)

Previous Action: July 27

Motion: Morton Second: Naegle: Come back to committee and present: 300’ setback study, and show how this project will conform. Especially with side setbacks. Distance of 3 car garage to side yard setback. Address doing a hammerhead type turn around driveway design for safety to accomplish a forward exit.

Motion carries: 5-0-1; Approve: Lucas, Morrison, Morton, Naegle, Schenck; Abstain: Boyden (chair)
See July 27 minutes for additional discussion

Action item- 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. Gaxiola Residence

- PROJECT NUMBER: 207195
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 2414 Calle Del Oro
- PLANNER: Morris Dye: mdye@sandiego.gov
- OWNERS REP: Victor Gutierrez: J.C. Alcantar; 619-971-6301;contracting_america@yahoo.com

Project Description: Demolish existing 1-story residence and construct a new 2-story residence with 5 bedrooms, 7 bathrooms and 3 car garage. Coastal Overlay (non-appealable); Coastal Height Limit.

- Lot size: 29,120 Sq Ft
- Existing Sq/ft: Demolition 3178 sq. ft.
- Proposed Sq/ft 4920 Sq. Ft. Main Level + garage 623 sq. ft.
- Proposed Sq.ft. 2,672 Basement Level
- Percent of lot covered: 17%
- Floor area ratio: 28%
- Landscape: 62%
- Hardscape: 11%
- Height: 30' Chimney/Pillar
- Front yard setback: 32'-6,.5"
- Side yard setback: (taken from plans 17'-1.5" and 27'-2.5") applicant provides 15'
- Rear setback: 38'-7.5" (taken from plans)
- Off street parking: 3 car garage + driveway spaces (4, according to applicant)
-

Project seeking: Side Development Permit and Coastal Development Permit for Process 3 with potential for Process 5 to remove 15' road easement on eastern boundary of property.

Action item- 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. Diarq-Westway Substantial Conformance Review

- PROJECT NUMBER:
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 8436 Westway Drive
- PLANNER: Tim Daly; 619-446-5356;tdaly@sandiego.gov
- OWNERS REP: Edward Sutton, 858-459-9291;ed.sutton@islandarch.com

Project Description: Demolition of existing 2-story 3,297 sf house. Construction of new 2-story 6,796 single-family residence, including hardscape, retaining walls, terraces, cantilevered pool an spa and La Jolla Shores Permit Review Committee

relocation of driveway. Site has active coastal permit for new 2-story 8,503 sf Single Family Residence issued in August 2007.

- Lot size: 20,094 sf
- Existing Sq/ft: 3,297 sf (to be demolished)
- Proposed Sq/ft 1st story: 1,678 sf **Approved Project: 2934 sf**
- Proposed Sq.Ft 2nd story 5,118 sf **Approved Project: 4683 sf**
- Subterranean Sq/Ft 4,661 sf **Approved Project: 3084 sf**
- Total Sq/Ft (excluding subterranean) 6,796 **Approved Project: 8503 sf**
- Percent of lot covered: 38% **Approved Project: 42%**
- Floor area ratio: 0.34 **Approved Project .42**
- Height: City zoning: 27'8"; Prop 'D' 37'-3" with 100-3" grade differential
- Height for Approved Project: **City: 27.0' Prop D. 38.5'**
- Front yard setback: 19.58' **Approved Project: 8' 5"**
- Side yard setback: 6.42' & 8.5' **Approved Project: 9'11" and 9'8"**
- Rear yard setback: 16'2" **Approved Project: 7'0"**
- Percent green softscape: 47% **Approved Project 45%** Landscape plan for current project not provided prior to agenda posting
- Hardscape: 15%
- Off street parking: Garage 6, Driveway 0

Action item- 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. Hooshmand Residence

- 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. This will be the fourth version reviewed by the Permit Review Committee. To see minutes with respect to previous please visit lajollacpa.org website, and consult PRC minutes cited below. The project has not been reviewed by the LJCPA. At this writing the Chair has not seen the plans for the new version.

- Lot Size: 12,660 s.f. or 0.29 acres
- Existing Sq/Ft: 2015 plus 420 garage
- Addition Sq/Ft: 2052 plus 52 garage (previous 2 versions 1981 and 1953 sf)
- Subterranean: None (previously 105, 212 and larger)
- Total Sq/Ft 4067 plus 472 garage, previously 3996 and 4073 (excluding any subterranean)

- Percent of lot covered: 37.8% (previously 36, 37.2 and 37.9)
- Floor area ratio: .358 (previously .369 and .359)
- Height: 30' and 29'-6" ((previously same or just 29'6"))
- Front yard setback: 7' 0" (unchanged from first hearing – but changed from NOA per city)
- Side yard setback: 5'6" (Existing)/ 10'0" (unchanged from previous hearing, changed from 1st)
- Percent of green softscape: 52.5% (Previously 55% and 54.6%)
- Off street parking: 2 in garage-same
- SEEKING: Site Development Permit (SDP) and Coastal Development Permit (CDP)
-

Previous action March 22. See March 22 PRC minutes for more information

Motion: Schenck; Second Morton

To continue this item to a future meeting. The applicant should consider design issues raised by the Luetzow letter. We recommend meeting with neighbors and putting up story poles.

The applicant should bring next time:

- Neighborhood FAR and setback calculations for properties within 300 ft.
- Percentage of property on a 25% or greater slope and a percentage of coverage over that area.
- Elevations of the front of the house.

The motion is approved: 6-1-1. Approve: Lucas, Morrison, Merten, Morton, Schenck, Naegle; Oppose: Furtek; Abstain: Boyden (chair)

Previous action: May 25, 2010. See May 25 PRC Minutes for more information

Motion: Furtek; Second: Lucas – amendment by Merten accepted.

Motion to deny. Project does not conform to LJS PDO section 1510.0301(b): Specifically: “Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.”

It also does not abide by the three principles on Page 4, three on Page 5, and the first principle on Page 6 of LJ Shores Design Manual. The perceived bulk and relationship of the northward (rear) expansion and extension of the house in relationship to the development on adjacent properties disrupts the architectural unity of the area.

Motion carries: 7-0-1; Approve: Furtek, Morton, Merten, Morrison, Naegle, Lucas, Schenck; Abstain: Boyden (chair)

Previous action: June 22, 2010 It is believed that these plans postdated June 22, 2010 were not formally submitted to the City

Motion: Naegle Second: Merten

This project does not conform to the design guidelines in the La Jolla Shores Design Manual. It is non-compliant with the expansion of a flat lot design, inappropriately placed on a sloping hillside. There is non-compliance with the north side setback, non-compliance with the front (east) side setback, and non-compliance with the western extent of the house in relationship to the immediate neighbors, and non-compliance with the proposed façade and its relationship to the sloping roofs as they are incompatible with those of the immediate neighbors.

Motion is approved: 4-0-1; Approve: Lucas, Merten, Naegle, Schenck; Deny: None; Abstain: Morton

Final hearing at the PRC for this project in this or similar configurations. [Action item- to approve without conditions as submitted to city, deny with general or specific reasons, or approve, as presented with signed statement by applicant.](#)

E. Verizon Wireless “Ardath”

- PROJECT NUMBER: 205594
- TYPE OF STRUCTURE: Wireless Communication Facility –pole mounted antennas
- LOCATION: 7990 Via Capri
- PLANNER: Karen Lynch-Ashcraft; K LynchAsh@sandiego.gov
- OWNERS REP: Plancom Inc.; Shelly Kilbourn; shellykilbourn@cox.net

Project Description: Replacing (3) existing antennas mounted to steel pipes with (3) updated antennas and the installation of (1) additional antenna for a total of (4). The project also includes installation of (1) new equipment cabinet on a 3'x5' concrete pad within Verizon's equipment area. Additionally, the existing telco cabinet will be replaced with an updated telco cabinet.

- Lot size: 27,443 sf
- Existing sq. ft. 3159 sf (private residence on site ?)
- Addition sq. ft. 15 sf
- Percent of lot covered: 11.50%
- Height: 7'
- Front yard setback: 25'
- Side Yard setback: 10'
-

Seeking: Conditional Use Permit/Coastal Development Permit; Process 4.

Action item- 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