

# La Jolla Shores Permit Review Committee– Publication Agenda

4:00 p.m. – Tuesday November 23, 2010

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

1. Non-Agenda Public Comment – 2 minutes on any LJSPDO subject not on agenda
2. Chair Comments –
  - From the November CPA meeting:
    - a. 1900 Spindrift passed on consent
    - b. Whitworth pulled for further consideration of sightlines to ocean
    - c. Cave/Ardath full hearing. CPA denied findings to replace buildings on Cave with a parking lot and said the buildings should not be moved from Cave (further clarification when the CPA minutes appear)
  - Whitney Environmental Hearing ; City Council [5-3], set aside the environmental determination and remanded the Project back to Planning Commission to reconsider various aspects of the MND after reanalysis by City Staff
  - Report on a walkby of “First Public Roadway” properties on Spindrift and El Paseo Grande
  - Verify December 28 PRC attendance
  - Minutes correction: add Merten to absent category
3. Project Review –A-E

## A. Whitworth Residence

- PROJECT NUMBER: 215918
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8462 El Paseo Grande
- Project Manager Renee Meza: Ph: 619-446-5001; [rmeza@sandiego.gov](mailto:rmeza@sandiego.gov)
- OWNERS REP: Claude Anthony Marengo; 858-459-3767; [cmarengo@san.rr.com](mailto:cmarengo@san.rr.com)

**Project Description:** In [ . . . ] an existing single-family residence on a 0.27 acre site in the SF Zone of the La Jolla Shores Planned District, the Sensitive Coastal Overlay (Zone B), Coastal Overlay Zone (Appealable), Coastal Height Limitation, First Public Roadway, Beach Parking Impact Zone, Residential Tandem Parking Overlay. (City NOA) . . . .Addition of second story with three bedrooms, 3 baths and two balconies over portion of existing structure. Addition of interior stairs for access to second floor. Modification to exterior finishes and roof of existing structure underneath proposed second story. [Applicant]

- Lot size: 11.796 sf (0.27 acres)
- Existing SF: 2639.9 plus 588.5 garage (revised from 2620 sf)
- Added 1<sup>st</sup> story: 57.1 sf
- Added second story: 1192.7 sf (revised from Guest Quarters: 1020 Sq. Ft.)
- Total SF: 3889.7 plus 588.5 garage
- Percent lot coverage: 27.6 existing, 28.1 proposed
- Floor area ratio: Not applicable
- Height: 28’7” to top of chimney, 28’3.5” to ridge
- Front yard setback: 15’0” required, 15’0” proposed; second floor façade steps back a further 1’5.5” from 1<sup>st</sup> floor

- Side yard setback: Left side yard: 4.21' average, 4' 11.75" proposed. Right side yard: 4.00 average, 5'9" proposed. 2<sup>nd</sup> floor steps back a further 1'5.5" from 1<sup>st</sup> floor @ side yards
- Percent of green softscape: 42.3 existing. No proposed changes.
- Off street parking: 2 spaces in existing garage. Connecting 2<sup>nd</sup> floor bedrooms to 1<sup>st</sup> floor only required 2 total spaces.

**Seeking:** Coastal Development Permit (CDP) and Site Development Permit (SDP)

**Previous Action:** (Consult October PRC Minutes for discussion)

**Motion: John Schenck Second: Ed Furtek**

Findings can be made for project, plans as submitted to city dated 10/25/2010.

**Motion carries: 4-0-1** Approve: Schenck, Furtek, Naegle, Lucas; Oppose: None; Abstain: Boyden (chair); Recuse: Morton

On November 4, this item was pulled from the LJCPA consent calendar because of concerns that the plans did not provide details on the Visual Corridor required by SDMC 132.0403. The project will be reheard for evaluation of this issue only.

For this hearing, applicant has provided a revised sheet "A.1.1" dated November 16, 2010.

Action item- PRC will only evaluate the revised plans provided by the applicant delineating the "visual corridor" to approve without conditions as submitted to city, deny with general or specific reasons, or approve as presented with signed statement by applicant.

## **B. Galicot Residence Extension of Time**

- PROJECT NUMBER: 220963
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8320 Calle del Cielo
- Project Manager: Jeanette Temple; 619-557-7908; [jtemple@sandiego.gov](mailto:jtemple@sandiego.gov)
- OWNERS REP: Jeff Elden; 858-677-9092; [Jeff@DesignBuildInc.com](mailto:Jeff@DesignBuildInc.com) –does not wish to attend hearing

**Project Description:** Extension of Time for CDP 212253 and SDP 216293 to demolish existing residence and construct an approximately 9,000 sq. ft. single family residence with garage, guest quarters, pool and cabana.

This project was permitted by the City on May 26, 2010 after a Substantial Conformance Review of a previous permit. Subsequent events include a CEQA and Public Records Act-based lawsuit filed by a neighbor against the City, naming the Galicots as a real party in interest.

The EOT is scheduled for a City hearing on December 15, 2010

**Seeking:** EOT as described above

Action item- to approve without conditions as submitted to city, deny with general or specific reasons.

## **C. Trunkey Residence**

- PROJECT NUMBER: 216283
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 7595 Hillside Drive
- Project Manager Glenn Gargas: Ph: 619-446-5142; [ggargas@san Diego.gov](mailto:ggargas@san Diego.gov)
- OWNERS REP: Dwight Weevie; 619-852-7150; [dwright@solengineering.com](mailto:dwright@solengineering.com)

**Project Description:** Slope repair on environmentally sensitive lands. Site is currently outfitted with tarps for temporary erosion control. Structure modification is not currently planned. Project will include biological evaluation, protection of existing structure with micropiles prior to grading, grading, installation of shear pins, geogrid and riprap energy dissipator. There will be a comprehensive Revegetation/Restoration Planting plan featuring native plants.

**Seeking:** CDP and SDP for Environmentally Sensitive Lands

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. 1912 Spindrift

- PROJECT NUMBER: 214654
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 1912 Spindrift
- Project Manager Glenn Gargas: Ph: 619-446-5142; [ggargas@san Diego.gov](mailto:ggargas@san Diego.gov)
- OWNERS REP: Lisa Kriedeman; 858-459-9291; [lkriedeman@islandarch.com](mailto:lkriedeman@islandarch.com)

**Project Description:** Demolish existing residence and construct a 4699 sq. ft, two-story single family residence. City Coastal (appealable); Coastal Height Limit, Sensitive Coastal, Flood Plain, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area Overlay Zones [City]

Construction of new two level single family residence with loggia, balconies, hardscape, landscape, retaining walls, masonry, fences and pool. [Applicant]

**Note:** Project reduced in size from original submittal to City. [Applicant] See below.

- Lot Size: 13,511 sq. ft.
- Existing Sq/Ft: 3172 sf – to be demolished
- Proposed Sq/Ft: 1<sup>st</sup> story 1800 sf
- Proposed Sq/Ft 2<sup>nd</sup> story 1887 sf
- Subterranean: n/a
- Total Sq/Ft ) 3687 sf
- Percent of lot covered: 13.30%
- Floor area ratio: 0.27
- Height: 26' 8 1/2"
- Front yard setback: 10 feet
- Side yard setback: 6'0"/1'6"
- Percent of green softscape: 55.30%
- Off street parking: 2

**Seeking:** Site Development Permit: Environmentally Sensitive Lands and LJSPDO (SDP) and Coastal Development Permit (CDP)

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

### **E. Aron Residence**

- PROJECT NUMBER: 215861
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8435 La Jolla Scenic Drive North
- Project Manager: Patrick Hooper; 619-557-7992; [phooper@sandiego.gov](mailto:phooper@sandiego.gov)
- OWNERS REP: Colin Hernstad; 619-921-0114; [colinhernstad@gmail.com](mailto:colinhernstad@gmail.com)

**Project description:** Demolish existing residence and construct a 2-story 8364 SF residence on a 0.49 acre site in the SF zone of LJSPDO within the LJ Community Plan, Coastal Height Limit, Airport Influence Area, [Campus] Parking Impact [Citiy] To build a new SF residence to accommodate a young, very active family of 6 (expecting to increase) in an environmentally friendly home that will enhance the neighborhood and community. [Applicant]

- Lot Size: 21,400 sq. ft.
- Existing Sq/Ft: 3968 excluding garages
- Current 1<sup>st</sup> story: 3106 Sq. Ft; Proposed 1<sup>st</sup> story: 4162 Sq/Ft
- Current 2<sup>nd</sup> story; 862 Sq. Ft; Proposed 2<sup>nd</sup> story: 4202 Sq. Ft.
- Subterranean: None
- Total Sq/Ft: 8364
- Percent of lot covered: 43% including garages
- Floor area ratio: .39
- Height: 27' 2"
- Front yard setback: 48'
- Side yard setback: 5' north, 12' south for garages; house setbacks (2<sup>nd</sup> story) are wider
- Percent of green softscape: 31.8%
- Off street parking: Garage 4; Driveway 8

**SEEKING: Site Development Permit (SDP)**

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