

La Jolla Shores Permit Review Committee B Publication Agenda

4:00 p.m. B Tuesday November 22, 2011

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

1. Non-Agenda Public Comment – 2 minutes each

2. Chair Comments B

---The next meeting of the LJSPRC will be held on Monday, December 19 from 4:00PM to 5:45 PM. Agenda will be posted by December 12.

---To date we have no information on when the Torrey Pines Road Slope Repair between Little and Roseland, southeast side of road and Avenida de la Playa/Beach Storm drain project
---Cto Bello has deferred until they make another submission to the City.

---LJCPA appeal of 8490 Whale Watch was denied at the October 20th Planning Commission meeting. It is believed that the LJCPA has appealed the environmental determination to the City Council. See November LJCPA minutes when available.

-- In its denial of the Lundberg appeal on November 3, the Planning Commission required that the visibility triangles issues be corrected.

---The new appeals policy of the LJCPA can be viewed on its website:
<http://www.lajollacpa.org/bylaws.html> in a redline/strikeout version/

---The LJCPA approved the Hooshmand project at its November 3 meeting. It and the Rialto Storm Drain Project are scheduled for a Hearing Officer hearing on November 30.

---NOA and plans for a 3984 sf addition at 2712 Costebelle Dr have been received.

--Also received an inquiry about a project at 2075 Soledad Avenue CDP/SDP. A NOA is scheduled for Nov 17 and a lot split for two lots into three on Sugarman Drive backing up to Gilman Drive.

3. Project review

A. 8440/8450 Whale Watch Way – 2nd hearing

B. Pelberg SCR

C. Hillel UCSD Center for Jewish Life

3A. 8440/8450 Whale Watch Way – 2nd hearing

- Project No. 254765
- Type of Structure: Single Family Residence
- Location: 8440 and 8450 Whale Watch Way
- Project Manager: Glenn Gargas; 619-446-5142; ggargas@san Diego.gov
- Owner's rep: Mark House, House & Dodge; 619-557-0575; markhouse@houseanddodge.com

Project Description: Demolition of single family residences at 8440 and 8450 Whale Watch Way; construction of new two story SFR with portions of lower level subterranean garage defined as basement; site work to include 2 driveways & curb cuts, site walls, hardscape, landscaping, site grading, fences, pool & spa.

[Applicant] (demolish existing residence and construct a 10,755 square foot, two-story, single family residence on a 0.92 acre site. . . . , Coastal Overlay (non-appealable), Coastal Height Limit, [Campus]Parking Impact Overlay Zones. [City])

- Lot size: 40,206.98 sf
- Existing Sq/Ft: 8440 residence: 3,884 sf; 8450 residence: 5,644 sf
- Proposed 1st story: 9,664.60 sf
- Proposed 2nd story: 6,292.93 sf
- Subterranean: 6,940.06 sf
- Total Sq/ft (excluding subterranean if applicable): 15,957.53 sf
- Percent of lot covered: 27.04%
- Floor area ratio: 39.69%
 - Neighborhood: High/Low/Average 59.93/12.15/33.10
- Height: 29'-9" (revised number)
- Front yard setback: 15'-0"
- Side yard setback: 28'-1 1/2" & 28'-3 1/8"
- Neighborhood Average: 14'-4 3/8"
- Percent of green softscape: 44.48%
- Off street parking: Driveway 1; two garages totaling 10 spaces

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

Previous Action PRC October 25; please see minutes for full discussion

Motion: Morton Second: Emerson

Project to be continued to the next committee meeting with the following additional info provided:

- landscape plan that addresses the concerns of the public vistas – allows more views
- More street elevations renderings
- Elevations/renderings from down below including the retaining walls.
- Address the impact of this house from the public right of way.
- Request a complete materials board
- Verify project information and descriptions (height, sq footage, bedrooms)
- Delineate the height limits and datum points in the sections.
- Render in the elevations to make them more visible

Motion carries: 6-0-1

Approve: Donovan, Emerson, Lucas, Morton, Naegle, Schenck; Oppose: none; Abstain: Boyden

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. May be continued.

3B Pelberg Residence Substantial Conformance Review

- Project No. 258959
- Type of Structure: Single Family Residence - Wood
- Location: 8338 Camino del Oro
- Project Manager: Jeannette Temple; 619-0557-7908; jtemple@sandiego.gov
- Owner's rep: Alcorn & Benson Architects; 858-495-0805; lindsayclayton@sbcglobal.net

Project description: Substantial Conformance Review to Coastal Development Permit #175251 and Site Development Permit #525867. [Formerly called Kusman residence PN 59450]. Modifications to the project reduce the overall square footage from 4,600 sf to 4,100 sf while staying in the footprint of the originally approved design. Changes to the elevations do not adversely affect public views. FAR reduced from .75 to .65 and lot coverage reduced from 45% to 34%. The approved setbacks are observed. Overall height has been reduced. The style has been changed from “modern” to a more traditional “cape cod” in order to fit in with neighborhood character. [Applicant] Coastal Overlay (non-appealable), Coastal Height Limit and Coastal Parking Impact Overlay Zones. [City]

- Lot size: 6,392 sf
- Existing Sq/Ft: 4,600 sf (approved in CDP/SDP, not current building)
- Proposed 1st story: 1,952 sf including garage
- Proposed 2nd story: 2,150 sf
- Subterranean: n/a
- Total Sq/ft (excluding subterranean if applicable): 4,102 sf
- Percent of lot covered: 34%
- Floor area ratio: 65%
- Height: 26’-10” to top of roof and skylights; 29’-5” to top of chimney
- Front yard setback: 6’-2”
- Side yard setback: 9’-10” & 4’-0”
- Percent of green softscape: 54%
- Off street parking: 2 garage spaces, 18’-6” L x 17’-6” W driveway, more street parking by reducing width of E driveway

Seeking: Substantial Conformance Review Approval

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. Cannot be continued; must be decided today as Process 2 Extension will expire prior to next meeting.

3C. UCSD Hillel Center for Jewish Life

- Project No. 212995
- Type of Structure: Phased Project for Religious Student Center and Offices
- Locations:
 - Phase 1 (and if Phase 2 not approved)-- 8976 Cliffridge Avenue
 - Phase II; Bounded by LJ Village Dr., LJ Scenic Way, LJ Scenic Drive, Cliffridge Avenue, Torrey Pines Road
- Project Manager: John S. Fisher; 619-446-5231; jfisher@sandiego.gov
- Owner’s rep: Robert Lapidus: rlapidus@sherlap.com

Project Description: Phased project for a 6,600 square foot Jewish student center on a vacant 0.76-acre site. Phase I would use an existing residence at 8976 Cliffridge Avenue as a temporary student center until the main center is built in Phase II. The property is located on the south side of La Jolla Village Drive, between Torrey Pines Road and La Jolla Scenic Way in the SF Zone of La Jolla Shores Planned District within the La Jolla Community Plan area, Coastal Height Limit. [City] Campus Impact Parking Zone. Process Five.

Following info is taken from Page A0.00 except for setbacks and height—those from site plan and elevation pages:

Phase 1. Occupancy of Hillel of San Diego in the SF home at 8976 Cliffridge Avenue. Two parking alternatives: Preferred alternative is the temporary parking alternative during the construction of Phase 2. Should Phase 2 not be approved, the project consists of converting the SF home into the permanent office for Hillel of San Diego.

Deviations: 12' driveway curb cut instead of 24' for preferred alternative; 20' driveway curb cut instead of 24' if Phase 2 not approved. Only 4 surface parking spaces allowed in Campus Impact Parking Zone, but six spaces needed.

Dimensions: First number is for preferred plan, *second is if Phase 2 not approved:*

- Lot size: 9,166 sf; 8,358 sf
- Gross House Area: 1792 sf (needed to calculate allowable occupancy (18 occupants))
- Gross Building Area: 2288 sf
- Percent of lot covered: 25%; 27%
- Percent of green softscape--not given 30% required
- Off street parking: 5 car and one van spaces; *two motorcycles spaces if Phase 2 not approved;* 4 bicycle spaces

Phase 2: Construction of 3 buildings, totaling approx. 6,600 sf to be occupied as a new student center for Jewish students at UCSD. A 27-space surface parking lot is located along the east portion of the site. Construction of a park like amenity near the corner of LJ Village Dr. and Torrey Pines Rd.

Deviations: Lacks shower facilities and bicycle lockers required, wants to substitute 2 extra bicycle spaces.

Dimensions:

- Lot size: 15,350 sf without street vacation
- Lot size: 33,541 sf with street vacation and ROW dedication
- Proposed Ground Floor Area: 5,291 sf Total of 3 bldgs.
- Proposed 2nd story on one bldg: 1,046 sf
- Total Sq/ft (including phantom floor) 7,084 sf
- Percent of lot covered: 5,291sf/33,541 sf or 15.8%
- Floor area ratio: 0.21 with respect to 33,541 sf
- Height: tallest bldg: 28' from FF to roofline.
- Setbacks: 4' SDMC requirement cited and marked on plans.
- Landscaped area: variously described as 10,000 sf (29.8%) and 14,906 sf (44%)
- Off street parking: 27 spaces, 4 bicycle spaces; 2 motorcycle spaces

Seeking:

- Site Development Permit (SDP) for Sustainable Building Development
- Street Vacation
- Right of Way Dedication
- Change of Occupancy Permit
- Deviations from Development Regulations

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. May be continued.

