

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee**  
**Agenda, Tuesday, August 28, 2007**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**1. GREENBOIM RESIDENCE (*ORIGINALLY ON JULY AGENDA*)**

PROJECT NUMBER: SDP 126933

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8051 La Jolla Scenic Dr.

PLANNER: Patrick Hooper

Ph: 619.557-7992

Email: [phooper@san Diego.gov](mailto:phooper@san Diego.gov)

OWNERS REP: Brian Longmore

Ph: 858-603-9478

Email: [brian@permitsolutions.com](mailto:brian@permitsolutions.com)

PROJECT DESCRIPTION: Addition of 1,940 s.f. to first floor and 99 s.f. to second floor existing 3,242 s.f. main house. Also, a 232 s.f. addition to an existing 674 s.f. garage and a 240 s.f. addition to an existing 360 s.f. guest house.

Lot Size: 62,290 s.f.

Percent of lot covered: 10.3%

Floor area ratio: 11%

Height: 24 ft.

Front yard setback: 47'-8"

Side yard setback: 7' at main house, all same as existing

Percent of green softscape: 30%

Off street parking: 2 spaces in garage

Other: All materials and finishes to match existing.

NEIGHBORHOOD DESCRIPTION: one & two story single family residences

NEIGHBORHOOD REVIEW: N/A

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos.  
If applicable, please provide the neighborhood review decision.**

**Motion:** Naegle – Findings can be made to support project  
2<sup>nd</sup> – Doolittle  
**Vote: In favor 4 – 0 - 0**

**La Jolla Shores Permit Review Committee**

**Agenda: Tuesday, August 28, 2007**

**Page 2**

**2. MCGOWAN RESIDENCE**

PROJECT NUMBER: CDP & SDP 126830

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7909 Roseland Dr.

PLANNER: John Fisher

Ph: 619-446-5231

Email: jsfisher@sandiego.gov

OWNERS REP: Tim Golba/Golba Architecture Ph: 619-231-9905 Email: tgolba@golba.com

PROJECT DESCRIPTION: Remodel including first and second story additions to an existing single story 1,543 s.f. single family residence.

Lot Size: 7,849 s.f.

Percent of lot covered: .36

Floor area ratio: .49

Height: 27'-4"

Front yard setback: 10'-0" min, 17'-0" average

Side yard setback: 6'-0" western side yard existing, 58'-0" eastern side yard

Percent of green softscape: 45%

Off street parking: yes, 553 s.f.

Other: 553 s.f. 3 car garage

2,253 s.f. first floor

1,599 s.f. second floor

193 s.f. decks

341 s.f. roof top deck

NEIGHBORHOOD DESCRIPTION: single family residences

NEIGHBORHOOD REVIEW: none required

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.**

**Motion:** Naegle – Findings can be made to support project with the condition that the access to the roof deck and the railing/parapet wall for the deck be modified to be more aesthetically pleasing.

**2<sup>nd</sup> – Doolittle**

**Vote: In favor 4 – 0 - 0**

**La Jolla Shores Permit Review Committee**

**Agenda: Tuesday, August 28, 2007**

**Page 3**

**3. HRONOPOULOS RESIDENCE**

PROJECT NUMBER: SDP 132520

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8216 Caminito Maritimo, La Jolla Woods

PLANNER: Farah Mahzari Ph: 619-446-5360

Email: fmahzari@sandiego.gov

OWNERS REP: Don Edson Architect Ph: 858-452-1860

Email: don@donedson.com

PROJECT DESCRIPTION: Remodel and additions (1,352 s.f.) to existing 2 story residence. New roof (roof to be lowered as part of the project), new exterior finish, new wood doors and windows. New pool and associated retaining walls. New landscaping.

Lot Size: 7,950 s.f.

Percent of lot covered: .40

Floor area ratio: .78 (.58 without phantom floor)

Height: 24'-6"

Front yard setback: 14'-0"

Side yard setback: 1'-6", 15'-0"

Percent of green softscape: 31%

Off street parking: 3

Other:

NEIGHBORHOOD DESCRIPTION: One & two story detached single family condominiums built in the mid. 1970s. FARs range .34 and .92. Most homes are stucco exterior with concrete tile roof. All homes are built to or within 6" of neighboring lots side yard property line.

NEIGHBORHOOD REVIEW: Project has been approved by the La Jolla Woods HOA.  
ISSUES WITH RESPECT TO THE PDO:

1. FAR of .78 within range of neighborhood but larger than average.
2. Project is consistent with setbacks of neighborhood.

**COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.**

**Motion: Doolittle – Findings can be made to support project  
2<sup>nd</sup> – Naegle**

**Vote: In favor 3 – 0 – 1**

**Lightner – Abstained from voting on grounds that not enough information was presented to make an informed decision. In particular, this parcel is in a Planned Residential Development and the applicant has encroached into the Open Space easement, apparently without permits. Why isn't a Planned Development Permit or an amendment to the original PRD permit needed?**