

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Community Report, Tuesday, February 24, 2009
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. COHEN RESIDENCE

PROJECT NUMBER: 155818

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8130 La Jolla Shores Rd.

PLANNER: Hanau Andrew

Ph: 619-446-5391

Email:

OWNERS REP: Bejan Arfaa

Ph: 619-293-3118

Email: kaivon9@cox.net

PROJECT DESCRIPTION: Two story, four bed room with underground two car garage.

COMMITTEE FINDINGS 2/24/09:

1. Motion: Morton – Findings can be made to support the project so long as additional articulation to 1st and 2nd floor of North and South of design are made.
2. 2nd: Naegle
3. Approved: 3-2-0

2. HOLMES RESIDENCE

PROJECT NUMBER: 172434

TYPE OF STRUCTURE: Single Family Residence, Type V Wood Construction

LOCATION: 1925 Soledad Ave

PLANNER: Laila Iskandar

Ph: 619-446-5297

Email: LIskandar@sandiego.gov

OWNERS REP: Brain Longmore

Ph: 858-603-9478

Email: brian@permitsolutions.org

PROJECT DESCRIPTION: Remodel of a single family residence.

COMMITTEE FINDINGS 2/24/09:

1. Motion: Lucas – Findings can be made to support the project.
2. 2nd: Morton
3. Approved: 5-0-0

3. Proposed LJS PDO “exempt” language for projects that are subject to Process Three review

COMMITTEE FINDINGS 2/24/09:

1. Note: Committee and public discussion and contribution were finalized. See enclosed document
2. Motion: Boyden – To ratify the proposed DRAFT language to amend the LJS PDO and share with the CPA for adoption.
3. 2nd: Morton
4. Approved: 5-0-0

Legend:

- **§1510.0201** Existing Text
 - PRC proposed New Text (10.13.08), (1.27.09), (2.3.09), (2.10.09) and (2.24.09)
 - Terms Defined by the Municipal Code
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§1510.0201 Procedures for Permit Application and Review

(d) A La Jolla Shores Planned District Permit may be approved, conditionally approved, or denied by a Hearing Officer, in accordance with Process Three, after receiving written recommendations or comments from the Advisory Board. The decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506. Applications for Planned Development Permits shall be processed in accordance with Land Development Code Chapter 11 (Land Development Procedures) and Chapter 12 (Land Development Reviews). Action by the Hearing Officer on applications, other than those for Planned Development Permits, shall follow receipt of recommendation or comments from the Advisory Board and shall include a statement that the Hearing Officer finds that the building, structure, or improvements for which the permit was applied does or does not conform to the regulations contained herein. If the Hearing Officer determines that the proposed development does not conform to the regulations within the La Jolla Shores Planned District, the specific facts on which that determination is based shall be included in the written decision. Applications for La Jolla Shores Planned District Permits for development, improvements, additions or alteration of any structure which are determined to be exempt from a Process Three La Jolla Shores Planned District Permit review as defined in paragraph (h) below, may be approved or denied in accordance with Process One, by the City Manager, without receiving recommendations or comments from the Advisory Board. Notwithstanding the foregoing provision, the City Manager may refer any application for improvement to the Advisory Board for a recommendation before taking action on the application. The City Manager may approve the application if the City Manager determines that the improvement conforms to the architectural criteria and design standards adopted by the City Council.

(h) Exemptions from Process Three La Jolla Shores Planned District Permit review

(1) Any improvement(s) to any existing structure(s) may be exempt from Process Three review, except if the improvements involve any of the following:

(A) Improvement(s) to any structure located on a beach, wetland, stream, or seaward of the mean high tide line, where the structure or proposed improvements would encroach within 50 feet of a coastal bluff edge.

(B) Improvements to any structure that would result in:

- i. an addition of more than 800 square feet of gross floor area to any existing structure, or
- ii. an increase of 20 percent or more of the existing second story gross floor area to an existing 2nd story of an existing two story structure, or
- iii. an increase of gross floor area to any existing 3rd story gross floor area, or
- iv. any increase in gross floor area where an improvement to the structure had previously been exempted (this is intended to prevent incremental development of structures without community organization oversight regardless of change in ownership), or

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- v. any increase of *gross floor area* that would result in a structured *setback* not in general accordance with other *structure(s)* in the general vicinity, or
 - vi. an increase in *structure height* by more than 20 percent, or
 - vii. an increase in *structure height* to greater than 24 feet (27 feet for a chimney including arrestor), or
 - viii. the addition of a *story* to any *structure*, or
 - ix. a *structure* that would represent a third story (This is not intended to restrict a two-story design that may have multiple grade/levels. For example, a *basement* as defined by the Municipal Code is not a story), or
 - x. the conversion or addition of a *roof deck* to an existing *structure* that is greater than 16 feet in *structure height* (from existing grade), greater than 200 square feet or has non-transparent railings, or
 - xi. the demolition, addition, replacement or removal of more than 30 percent of *gross floor area* or more than 50 percent of the exterior walls of the existing *structure*.
- (C) Improvements that result in an intensification of use. For purposes of Section 1510.0201, intensification of use means a change in the use of a *lot* or *premises* which, based upon the provisions of the applicable zone, requires more off-street parking than the most recent legal use on the property. Any significant alteration of land forms including, but not limited to, removal or placement of vegetation, on a beach, wetland or sand dune, or within 100 feet of the edge of a *coastal bluff*.
- (D) The expansion or construction of water wells or septic systems.
- (E) Development or Improvement of any balcony in excess of 200 feet of *gross floor area*.
- (F) Development or Improvement of any patio covers, decks, *fences*, retaining walls, uncovered swimming pools, unlighted tennis courts, which have elements greater than twelve (12) feet in height or encroach into any average *setback* as defined by the existing *primary structure*.
- (G) Any improvement to a *structure* where a permit issued under the La Jolla Shores Planned District Ordinance indicated that any future improvements would require a *development permit*.
- (H) Development or Improvement of a *companion unit* as described in Section 141.0302.

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(I) Any net additions or changes to a structure which would result in a *gross floor area* Ratio (F.A.R.) in excess of .60.

(i) Development exempted from Process Three La Jolla Shores Planned District Permit review shall not be otherwise exempt from the requirements under this Ordinance.