

La Jolla Shores Permit Review Committee – Draft Minutes

4:00 p.m. - Tuesday, September 22, 2009

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

Members present: Naegle, Furtek, Morrison, Schenck, Lucas, Boyden. Morton joined for item 3-B. Furtek left before vote on item 3-D.

1. Non-Agenda Public Comment

Question about the Gatto project and what changes were actually made.

Comment by Lucas – upcoming PDO forum date and time

2. Chair Comments - none

3. Project Review (see A to D below)

4. Discuss the failure of the city to act on the proposed PDO bylaws changes and actions of the city in over-referring Process One/Process three determinations to the LJSPDO Advisory Board. Write letter to CD1? Item not heard due to time constraints

5. Report by Tim Lucas re: rewrite for LJSPDO. Item not heard due to time constraints

A. LEVIS RESIDENCE

- PROJECT NUMBER: # 177674
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 7974 Paseo del Ocaso 92037
- PLANNER: Diane Murbach; 619-446-5042
- OWNERS REP: Louis Tomaro, Architect; 310-318-8089; e-mail: louiet@tomaro.com
- PROJECT DESCRIPTION: Sustainable Building Expedite Program. To amend CDP/SDP to demolish existing residence and construct a 3672 single family residence on a 0.12 acre site.(City)
- SEEKING: Site Development Permit and Coastal Development Permit.

Presented by Jessica Reitz

No neighbors present that were against the project.

It was noted that neighbors on either side of property approved of the project. A letter from neighbor Tony Espinoza was read.

Motion Naegle/Second: Schenck: The project meets the findings for a CDP and SDP

Vote: 5-0-1

For: Furtek, Morrison, Schenck, Naegle, Lucas

Abstain: Boyden (chair)

B. FAKHIMI RESIDENCE

- PROJECT NUMBER: # 179961
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 7790 VIA CAPRI
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Steve Ragan Ph: 858.756.2526 Email: sragan@johnjensenarchitect.com
- PROJECT DESCRIPTION: a 3,134 square foot addition to an existing single family residence on a 0.46 acre site (Source: City)
- SEEKING: Site Development Permit (SDP)

Presented by: John Jensen, architect

FAR 23.9%

There were no changes to the project since the last meeting. Comments from Joe Dicks and the Robert Nelson, realtor for adjoining Hahn residence. Joe Dicks stated that the courts had ruled on private views, but did not present specifics in municipal code or La Jolla Shores PDO that would preserve private views.

Morton joined committee and this item in progress.

Motion Lucas/Second Schenck: Findings can be made for a SDP

Vote: 5-1-1

For: Lucas, Furtek, Morrison, Schenck, Morton

Against: Naegle,

Abstain: Boyden (chair)

C. MARCUS RESIDENCE (Subject to committee receipt of applicant's submitted response to City re: First cycle review and accompanying Historical Resources Technical Report)

- PROJECT NUMBER: #181889
- TYPE OF STRUCTURE: Single family residential
- LOCATION: 8551 SUGARMAN DRIVE
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Christina Mannion ph. 619-293-7640; Christinam@wallacecunningham.com
- PROJECT DESCRIPTION: Demolition of existing house and construction of a new two story single-family house with a basement/garage and a pool (Applicant)
- SEEKING: Site Development Permit

ISSUES WITH RESPECT TO THE PDO:

1. New house construction in the Shores
2. Demolition of existing house (1960s house "Potential Historical Resource Review") (Applicant)

Project originally presented as an information item to LJSPRC Nov 2007

Presented by: Christina Mannion

Plans, elevations, building materials and colors, and a model were shown.

Several neighbors were present including Bert Lazerow and Bill Kuncz, and Florence Friedman who live adjacent to the project. Sara Moser also spoke. The main concerns were the size of the footprint and the placement of the structure next close to the property lines. One neighbor was concerned that the elevated bedroom section looked over his bathroom. He was also concerned that the 5 air conditioning condenser units were near his bedroom and that there would be constant noise. Another neighbor was concerned about the light being blocked into her backyard by the 6 foot wall to be constructed. Several people were concerned that the building looked like a commercial building and was not compatible with the neighborhood.

Motion Morton: Continue item to next presentation. Committee requests information listed below.

Second: Furtek

Vote: 6-0-1

For: Morton, Furtek, Lucas, Morrison, Schenck, Naegle

Abstain: Boyden (chair)

Tabulated summary of setbacks
Illustrate Review Site drainage plan
Solar Shading study
Contact and meet with neighbors
Include sideyards/back of buildings in 3d study
Results of City's response to Historical RTR Survey
Ruling from city on which street for the address

No articulation on side/back-- Can this be improved?
Look into noise shielding the 5 condensing units
Look into relocation of the condensing units elsewhere
Massing study of bedroom and possibly cut down on bulk
Find out if CC&Rs are still in effect, and what they address.
Bring the CC&Rs. Is there an Art Jury?

D. WHITNEY MIXED USE

- PROJECT NUMBER: #1825130
- TYPE OF STRUCTURE: Mixed Use (residential over retail)
- LOCATION: 2202 & 2206 Avenida de la Playa
- PLANNER: Cherlyn Cac Ph: 619-446-5226 Email: ccac@sandiego.gov
- OWNERS REP: Tim Martin Ph: 760-729-3470 Email: tim@martinarchitecture.com
- PROJECT DESCRIPTION: Demolition of existing 1 story residential unit and retail store. Construction of one Shopkeeper retail unit with the City-required parking at street level built above the City-required 5 car residential parking garage (below street level). As well the construction of two Shopkeeper residential condominiums above the street level retail unit, all of which shall not exceed 30' in height. (Source: Applicant)
- SEEKING Site Development Permit and Coastal Development Permit

Presented by: Tim Martin

Several minor changes had been made since the previous presentation, including making the side entrance separate from the adjoining property of Dale Naegle. Balcony railings that extended over the property line had been moved back so there were no encroachment issues. The applicant presented a petition with over 200 signatures in favor of the project.

Petitions against the project and requesting story poles with 90 signatures was presented. Another petition with 39 signatures (38 with LJ Shores addresses) was presented by Dr. Froeb.

Public comments against the project were made by: Peggy Davis, Myrna Naegle, Dale Naegle, Herman Froeb, and Eleanore Steward. Their concerns were with the size and scale of the project, the boxy look of the second and third stories, and the closeness of the upper stories to the Naegle property. They felt it did not fit in with the neighborhood or kept with the goals in the LJ Community Plan to: “beautify the overall streetscape of commercial streets and retail corridors” .

Public comments for the project were made by Mr. Hassey.

Dale Naegle, the owner of the adjoining property, was seated in the audience for the presentation and public comments and then immediately left the room before the board discussion and vote..

Motion Morton/ Second: Schenck : Findings can be met for an SDP and CDP. Conforms to LJS PDO for the commercial zone. Conforms to the unity with variety design principle.

Second: Schenck.

Vote: 3-1-1

For: Morrison, Schenck, Morton

Against: Lucas

Abstain: Boyden (chair)

Recuse: Naegle

Left before committee discussion and vote: Furtek

Adjournment