

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee**  
**Committee Report, Tuesday, February 27, 2007**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**PRESENT: Crisafi, Doolittle, Espinoza, Lightner, Lyon, Marengo, Morrison**  
**ABSENT: Naegle**

**1. TASSUIRI RESIDENCE**, SDP & CDP 113804, 2585 Calle del Oro. Remodel and second story addition to an existing 3,950 square foot single-family residence. The new addition two-story 10,698 sq. ft. residence will include 3 bedrooms, basement media room, and a 3-car garage on a 19,907 sq. ft. parcel.

**MOTION: (Lyon/Morrison: 3-2/Tie vote broken by Chair) Approve project as presented. The permit findings can be made.**

**NO: Lightner for excessive bulk and scale and reduced side yard setbacks are too narrow. Doolittle for excessive bulk and scale.**

**2. BELTACH/SHUBIN RESIDENCE**, CDP & SDP 119756, 7974 Paseo del Ocaso. Demolish existing 3,149 sq. ft. one story single-family residence & construct a two-story 4,275 sq. ft. single-family residence over an unconditioned garage for a total gross floor area of 5243 sq. ft. on a 5,415 sq. ft. site.

**MOTION: (Lightner/Lyon: 4-0) To deny the proposed project because it is incompatible with the surrounding neighborhood. Specific concerns included: The FAR includes the basement and is excessive. The side yard setbacks are too small (3 feet). Roof deck with Jacuzzi overlooking neighbors' yards (to the north and west). Not clear that the greenscape requirement is met – the roof material does not count. Flat surfaces are too extensive on the North elevation and should be broken up.**

Lyon could support if the garage were below grade, the side yard setbacks were increased and the North elevation were better articulated.

Presentation and material handed out to the committee members by Rob Whittemore re: the La Jolla Shores Planned District Ordinance and the failure of the City to recognize the underlying residential zones and the associated development constraints given in Chapter 13 of the San Diego Municipal Code. The assertion made that the underlying zones do exist has support from the City Attorney's office and will be a topic of discussion and for action at the La Jolla Shores Association on March 14, 2007.

**3. BAIA RESIDENCE**, CDP & SDP 120754, 7959 Paseo del Ocaso. Demolish an existing 2,076 sq. ft. single-family residence and 565 sq. ft. detached garage and construct a new 5,245 s.f. two story single-family residence over a 3,374 sq. ft. basement/garage and 254 s.f. cabana for a total of 8,873 sq. ft. on a 7,205 sq. ft. lot.

**MOTION: (Doolittle/Lightner: 3-1) Move to deny because of excessive bulk and scale and the basement garage with access from street level gives the appearance of a three-story building in mostly single story neighborhood.**

**NO: Lyon Bulk and scale are acceptable.**

- 4. CHABAD CENTER, CDP & SDP 120292, 2466 Hidden Valley Rd.** Demolish an existing single-family residence and construct a small 96-seat synagogue, a 16 student pre-school and a residence for the Rabbi and family on a 24,437 sq. ft. lot. Off street parking: 32 spaces  
Applicant to return with traffic study information and any changes.