

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee Report**  
**4:00 p.m. - Tuesday, April 28, 2009**  
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.

**PRC FINDINGS 2/24/09:**

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

**April CPA requested applicant to return to PRC to address the following:**

1. Provide diagrams and exhibits that clearly show how the development complies with the La Jolla Community Plan and the La Jolla Shores PDO.
2. The discussion at the CPA meeting suggested that the current design does not in fact fully comply. Therefore, consider stepping back the second level façade from the first level in a meaningful way as well as provide further articulation.
3. As a further suggestion, meet with the neighbors to understand their issues.

**Applicant cancelled the morning of 4.28 and did not present to the Committee**

**2. HRONOPOULOS RESIDENCE**

PROJECT NUMBER: #175333

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8216 Caminito Maritimo

PLANNER: Edith Gutierrez Ph: 619-446-5466 Email: egutierrez@sandiego.gov

OWNERS REP: Andrew Juneau Ph: 858-459-9291 Email: ajuneau@islandarch.com

PROJECT DESCRIPTION: Additions to and reconstruction/remodel of existing two-story detached single family condominium. Reconstruction/remodel will include new roof, new stucco exterior finish, new windows & doors, new basement. New pool and associated retaining walls, new landscape

Lot Size: .18 Acres (7,950 SF)

Existing Sq/Ft: 4,771 SF

Addition Sq/Ft: 1,902 SF

Subterranean Sq/Ft (if applicable): 2,410 SF

Total Sq/Ft (excluding subterranean if applicable): 6,907 SF

Percent of lot covered: 42% Building

Floor area ratio: 0.86

Height: 27'-11"

Front yard setback: 15'-0"

Side yard setback: 0'-0" / 15'-0"

Percent of green softscape: 24%

Off street parking: 3

Other:

PROJECT IS SEEKING A: Site Development Permit (SDP)

NEIGHBORHOOD DESCRIPTION: La Jolla Woods Condominiums

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NEIGHBORHOOD REVIEW: We have obtained approval for Architectural Improvements & Landscape improvements on January 2, 2009 from the La Jolla Woods HOA

Motion: Boyden - Findings can be made to approve project subject to applicant return with environmental report and response to sensitive hillside regulations applicability to project.  
2<sup>nd</sup>: Naegle  
Vote: 3-0-0 (Note: Applicant must return to PRC with requested information before being placed onto CPA consent agenda)

**3. Update of PRC Bylaws**

The CPA has asked all the subcommittees to update their bylaws and charters. Committee time will be taken to review and update Draft language recommendations for the 1993 (existing) PRC Charter. The intent of this update is to align the PRC charter with the recently approved CPA bylaws and as well as with city policies; and the Brown Act. Public input is welcome.

Full and complete review, discussion and adoption of updated bylaws were approved by the PRC (see enclosed).

Motion: Espinoza – Approval of updated bylaws as drafted and action to share with LJSA for further review, input and ratification before adoption by CPA.  
2<sup>nd</sup>: Boyden  
Vote: 4-0-0