

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Committee Report, Tuesday, May 22, 2007

Attendees: Espinoza (Chairman), Naegle, Lightner, Doolittle, Lyon

1. BETLACH RESIDENCE FOR DISCUSSION & CLARIFICATION –
(PREVIOUSLY REVIEWED FEB. 2007 & MARCH 2007)

PROJECT NUMBER: CDP & SDP 119756

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7974 Paseo del Ocaso

PLANNER: Diane Murbach Ph: 619-446-5042 Email: dmurbach@san-diego.gov

OWNERS REP: Shubin Architect/Marengo Morton Ph: 619-417-1111 Email: cmarengo@san-rr.com

PROJECT DESCRIPTION: Demolish existing 3,149 s.f. one story single family residence & construct a two story 4,275 s.f. single-family residence over an unconditioned garage on a 5,415 s.f. site. We have revised the project based on the LJSPRC negative vote – we now have a true basement, which lowered the F.A.R., and we increase our landscape and better representing our articulated plans.

NO SHOW

Memorandum by Marcella Escobar-Eck RE: Base Zone Regulations was distributed to the Committee by Mr. Lyon, who gave a brief explanation of its contents. Since the revised agenda had removed Item 2 prior to the meeting, there was no discussion of this matter.

2. THE LA JOLLA SHORES ASSOCIATION PRESENTATION
(PRESENTATION CANCELED AT THE REQUEST OF R. WHITTEMORE)

3. KAFAJI RESIDENCE
(PREVIOUSLY REVIEWED JUNE 27, 2006, SEPTEMBER 26, 2006 & OCTOBER 2006)

PROJECT NUMBER: CDP & SDP 91925

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8436 Westway Dr.

PLANNER: Edith Gutierrez Ph: 619.446-5466 Email: egutierrez@san-diego.gov

OWNERS REP: JuanQuemado Ph: 619-921-4433 Email: juanquemado@yahoo.com

Ray Kafaji Ph: 619-665-4464 Email: rkafaji@aol.com

PROJECT DESCRIPTION: A 4235 addition to an existing 4159 sq. ft. single-family residence with attached garage on a 20,100 sq. ft. lot. Applicant returned with a better-articulated east elevation. The CC&R's are in effect. There are three applicable sections. Section 2 permits a two-story if it does not block the views of the other properties; Sections 9 Approval of the Azure Coast Architectural Committee is required for a two-story project, and Section 5 the setback from the public right of way is 15 ft.

The applicant meets the FYSB for the addition – the existing home's FYSB is 13.5 ft.

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Kafaji Residence Cont:

MOTION: Findings can be made to approve the project with the condition that the front yard setback complies with the requirements of the San Diego Municipal Code (especially if there are established setbacks in this neighborhood]. (Lyon/Naegle: 3-1-1)

No vote: Excessive bulk & scale.

Abstention: Because of the applicant's tirade at the last hearing.

4. KUSMAN RESIDENCE – (PREVIOUSLY REVIEWED APRIL 2005 & PRELIMINARY REVIEW MARCH 2007)

PROJECT NUMBER:

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 8335 Camino del Oro

PLANNER: Jeannette Temple Ph: 619-551-7908

Email: jtemple@san Diego.gov

OWNERS REP: Kevin Howard Architects Ph: 520-322-6800

Email: jsutherland@kbharchitect.com

Matt Peterson

PROJECT DESCRIPTION: Demolition of existing (2) story residence. Construction of new two story 4,675 sq. ft. single family dwelling with (2) car garage and lap pool. The new project will match pretty closely the existing footprint. The FAR has been decreased from 0.85 to 0.765. 0.06 of the FAR is attributed to phantom floor area. Maximum roof height is 28 ft. Second story roof varies from 24 to 28 feet. The Chimney is 29 ft 6 inches. The metal roof was eliminated. There will be some copper trim. The structure will use neutral stone and earth tone colors. There is a low wall surrounding the project. The driveway will be on Camino del Oro and 12 feet wide. There is off street parking for up to three cars in front of the garage and to the side of the driveway.

MOTION: Findings can be made. (Lyon/Naegle: 4-1-0 with Naegle voting in the affirmative)

Disclosure: Naegle disclosed that he had provided guidance/advice to the Designer.

No Vote: The floor area ratio is still too large.

5. T-MOBILE TOM TURNER (PULLED FROM JULY 2006 AGENDA)

PROJECT NUMBER: 106415

TYPE OF STRUCTURE: One 15 ft. high antenna poles

LOCATION: 7650 Gilman Court –near intersection of I-5 and Hwy. 52

PLANNER: Karen Lynch-Ashcraft Ph: 619-446-5351

Email: klynchashcraft@san Diego.gov

OWNERS REP: Krystal Patterson Ph: 760-715-8703

Email: krystal.plancom@cox.net

Shelly Kilbourn

PROJECT DESCRIPTION: Neighborhood Use Permit and Site Development Permit for an existing, expired permit (95-0350-59) for a wireless communication facility consisting of one 15 foot tall pole supporting two antennas and two equipment cabinets (3 ft. x 3 ft. x 6 ft.) on a vacant parcel of land located to the NW of the intersection of I-5 and Hwy. 52 near the SDG&E substation.

MOTION: Approve continuation of permits for existing structures. (Lyon/Doolittle: 5-0-0)

5:05 Meeting adjourned.