

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Community Report, Tuesday, June 24, 2008
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. SIERRA MAR

PROJECT NUMBER: 146914

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7755 Sierra Mar

PLANNER: Laura Black

Ph: 619-446-5112

Email: lblack@sandiego.gov

OWNERS REP: John Oleinik

Ph: 858-488-1221

Email: johnoleinik@earthlink.net

PROJECT DESCRIPTION: Addition to a single family residence. Historic designation in process.

FINDINGS:

- a. **Owners Rep presented 10 of 12 previously requested items. Did not provide materials board or adequate feedback from neighbors.**
- b. **Comments from Public included:**
 - i. **Scott Moongen – Attorney (representing neighbors)**
 1. **Will ask DAS to review new design again for consistency with historical standards**
 2. **Concerned with size of project vs. DAS standards**
 3. **Concerned with size vs. CA standards for rehabilitation of historic buildings (provided hand-out to PRC)**
 - ii. **Drex Patterson – Neighbor**
 1. **Requests re-design of project due to excess bulk/scale**
 - iii. **John Little – Attorney (representing Mrs. Levy @ 7750 Sierra Mar)**
 1. **Requests continuation to ensure owners reps contact neighbors to review design and story pole impact on view corridor**
 - iv. **Judy Swain – Neighbor and wife of Ed Holmes**
 1. **Requests re-design to ensure character and bulk/scale are similar with balance of neighborhood**
- c. **PRC Action**
 - i. **Motion Naegle – Return to PRC after meeting with neighbors, introducing story-poles and re-design to mitigate bulk/scale. Must take new design to DAS for a consistency ruling. Must provide materials board (2nd request).**
 - ii. **2nd Morrison**
 - iii. **Vote: 5-0-0**

2. DANIELS RESIDENCE

PROJECT NUMBER: 153921

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7907 Princess Street

PLANNER: Kathy Henderson

Ph: 619-446-5241

Email: khenderson@sandiego.gov

OWNERS REP: Michael Vettters

Ph: 858-459-9291

Email: mvettters@islandarch.com

PROJECT DESCRIPTION: 2703 square foot addition to existing single family residence comprised of new second story over part of existing first story, new basement area below expanded garage to allow for (3) cars and associated site walls and balconies

FINDINGS:

- a. **Owners Rep presented answers to 3 previously requested items.**
- b. **Comments from Public included:**
 - i. **Roger Craig – Neighbor @ 1802 Amalfi Way**
 1. **Referenced a letter from City dated 6/5/2008 that had significant issues with FAR , low-point and bulk/scale**
 2. **Requested a continuation until neighbors can review impact of design and story-poles are installed.**
 - ii. **Adrian McKinnon – Neighbor @ 1810 Viking Way**
 1. **Cited 6/5 City letter significant issues of FAR, setback, lot coverage & equipment storage**
 2. **Requested a continuation after review with neighbors on potential re-design**
 - iii. **Janey Noon – Neighbor @ 1802 Viking Way**
 1. **Requested cycle issues and significant issues of 6/5 City letter be completed prior to decision**
 2. **Requested owners rep to meet with all neighbors in 300' radius**
 3. **Concerned with geological and structural integrity of 2nd floor on site**
 - iv. **Scott Moongen – Attorney representing historical society**
 1. **Listed requirements for conformance to historical standards and potential need for a re-design**
- c. **PRC Action**
 - i. **Motion Doolittle – Findings cannot be made because significant issues from 6/5 City issues must be satisfied (FAR, Final Historical Society report, tree heights). Applicant to return to PRC with neighborhood and historical society input on re-design.**
 - ii. **Second Morton**
 - iii. **Vote: 5-0-0**

3. PLAYA DE ORO TENTATIVE MAP

PROJECT NUMBER: 152137

TYPE OF STRUCTURE: N/A

LOCATION: "8111 Camino Del Oro- Condo Conversion"

PLANNER: Helena Deisher Ph: 619-446-5223 Email: hdeisher@sandiego.gov

OWNERS REP: John Leppert Ph: (858) 597-2001 Email: jleppert@leppertengineering.com

William J. Kellogg Ph: 858-454-7126 Email: wjkellogg@ljbtc.com

PROJECT DESCRIPTION: This project is a condominium conversion, converting the existing 17 residential units into a 17 unit condominium development. No new site development is proposed with this project. The existing 5 story building was constructed in 1965.

FINDINGS:

- a. **Owners Rep presented 3 options for parking as requested. None would satisfy minimum of Qty. 25 spaces required by code.**
- b. **PRC Action**
 - i. **Motion Naegle: Findings can be made subject to the addition of 2 additional parking spaces as presented using existing driveway and building must be reconfigured to reduce # of units by 3. This will provide Qty. 22 spaces for a Qty. 14 unit condominium; which will meet code.**
 - ii. **Second Morton**
 - iii. **Vote: Approval 5-0-0**

4. CHABAD LA JOLLA

PROJECT NUMBER: 120292

TYPE OF STRUCTURE: Synagogue/Single Family Residence

LOCATION: 2466 Hidden Valley Road

PLANNER:

Ph:

Email:

OWNERS REP: Ron Buckley

Ph: 619-298-1880

Email: buckleyconsulting@cox.net

PROJECT DESCRIPTION: Demo existing 2,951 sq/ft single family residence (SFR) and construction of an 11,666 sq/ft two story synagogue, pre-school and a SFR over 33 space basement parking.

FINDINGS:

- a. **Owners Rep presented 5/5/08 Traffic Report prepared by Andrew Schlaefi. Stated that the report was verbally approved by City. Stated that report is based on a restricted access to/from site during specific hours weekdays and weekends which would be a condition of approval.**
- b. **Public Comments:**
 - i. **Missy Ross – Neighbor**
 1. **Requested return once public has reviewed report**
 - ii. **Charlotte Thompson – Neighbor**
 1. **Concerned that report was not valid as it was not based on Ardath entrance to project**
 - iii. **Lee Levinson – Neighbor**
 1. **Concerned that report was not valid due to reliance on peak traffic hours**
 - iv. **Suzanne Geller – Neighbor**
 1. **Concerned that congregants will park on street on Saturday & Holidays and there will be frequent weekday traffic due to children drop/pick-up at day-care center**
 - v. **Richard Haskell – Neighbor**
 1. **Concerned that there is no real consequence of a violation of the written conditions as proposed.**
 - vi. **Jim Chastain – Neighbor**
 1. **Concerned that report was conducted on Presidents Day weekend, when traffic is reduced. Believes conditions of approval are not practical to enforce once granted.**
 - vii. **Tony Alden – Neighbor**
 1. **Requested the project be delayed until neighbors have access to study the report and meet with Owners Rep to satisfy questions.**
- c. **PRC Action**
 - i. **Chairman: Espinoza suggested the project be continued until the traffic report has been reviewed with neighbors in 300' radius and by the PRC members (who were not aware the report had been completed).**
 - ii. **Vote: 4-0-0 to continue at a future time**