

La Jolla Shores Permit Review Committee - Report
4:00 p.m. - Tuesday, August 25, 2009
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Need to bring next time: LJ Community plan. LJ map.

In Attendance: Helen Boyden, Betty Morrison, John Schenck, Michael Morton, Dale Naegle, Ed Furtek, Tim Lucas

Absent: none

Vacancy: 1 seat, Community Planners Committee of La Jolla Shores

1. **Non-agenda public comment:** None
2. **Chair discussion:** Introductory remarks by Helen. Description of new rules regarding the CPA no-conditions policy.
3. **Elect secretary:** Motion for Tim Lucas to be the interim secretary. Michael Morton motion, Ed Furtek second. Motion approved 5-0-1:
for: Furtek, Morrison, Morton, Naegle, Schenck
abstain: Lucas
chair not voting: Boyden

4. Projects

a. Hronopoulos Residence

PROJECT NUMBER: #175333

8216 Caminito Maritimo

TYPE OF STRUCTURE: Single Family Residence

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

Presented by: Lisa Kriedeman

Motion: Morton, Second: Naegle:

Motion that findings can be made to approve the project, with approved cycle letters and environmental analysis as presented.

Motion approved 6-0-0:

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

against:

abstain:

chair not voting: Boyden

b. Whitney Mixed Use

PROJECT NUMBER: #1825130

2202 & 2206 Avenida de la Playa

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)

Presented by: Tim Martin – Martin Architecture

Martin started off by informing the committee that previously there had been a noticing issue due to post office procedures. The project had been re-noticed and that is no longer an issue.

Dale Naegle made a counter – presentation noting:
According to the city codes a 2nd stairway might be needed.
Dale does not want common entrance on the east side with his property.
This project has 93% ground floor coverage versus 80 – 85% for neighboring buildings.
Address bulk and scale issues, fit in better with the neighborhood architecture, have less impact on neighbors.

Letters and emails received about the project were noted:
Eleanor Steward a letter and a follow-up email – against project.
Letter with petition furnished – 37 signatures against, most from LJ Shores. Vaughn Woods letter - against.

Public comment for:
Tom Hassey 2175 Ave de la Playa. Thinks this will improve the street. Present building and street have not changed in years. Need modernizing.

David Browne 8032 el Paseo Grande : Street is beat up and old. This project should be approved.

Lance Peto 2162 Ave de la Playa: Likes project, owns 2-story building, with 2nd floor setback, across street.

Bob Whitney project owner: 165 signatures on petition for this project.

Public comment against:
Vaughn Woods, property owner 2226 Ave de la Playa: Against due to bulk and scale. No setbacks for the building will cause the sidewalks in front of the building to be clogged by local business patrons, especially kayak renters carrying paddles, lifejackets, etc. .

Carol Dupont: Ambience of the business district being lost... Light being cut off and building shadows.

Motion: Morton, Second: Furtek

Motion to continue item to next meeting. The following recommendations were made by the committee for that next meeting:

- **Review and discussion of project with LJ Shores merchant association**
- **Add more articulation on 3rd floor with setback**
- **Provide photo simulation**
- **If changes to building envelope, story poles would be helpful**

Motion approved 4-2-0:

for: Furtek, Lucas, Morton, Naegle

against: Morrison, Schenck

abstain:

chair not voting: Boyden

c. Cohen Residence

PROJECT NUMBER: 155818

8130 La Jolla Shores Rd.

TYPE OF STRUCTURE: Single Family Residence

PROJECT DESCRIPTION: Two story, four bed room with underground two car garage.

Presentation by Chris Martin

Recent letter received from Kelly Speer was read, indicating that her concerns expressed in a previous letter had been answered. She now has no objections to the project.

Motion: Lucas, second: Morton

Findings can be made to support project.

Motion approved 6-0-0:

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

against:

abstain:

chair not voting: Boyden

d. Fakhimi Residence

PROJECT NUMBER: # 179961

7790 VIA CAPRI

PROJECT DESCRIPTION: a 3,134 square foot addition to an existing single family residence on a 0.46 acre site (Source: City)

Presented by: John Jensen architect

Changes: One chimney removed. Now only 4. Caps removed – chimneys now 2 ft lower. Roof height mostly 15 feet. At bedroom 15' 9"

Public comment - Against

Joe Dicks:

1501.0101A municipal code protects views

Worried about his views and resulting loss of property values as the project now stands. He was told by one of the architects or contractors onsite that the building height would not be raised over what they presently are. This was incorrect.

David Crawford Atty, representing Patty Hahn & her mother (the property owner)

The project extends into the backyard 19' beyond the present building envelope. This will take away a significant portion of her views from the patio and rooms. They are worried about it affecting the property values. They already had one sale fall through when the story poles went in and the extent of the proposed structure was seen.

David Shaw: Concerned about the impact on property values and views. The Hahn sale fell through after potential buyers saw the loss of view.

Robert Nelson – realtor for Hahn. Impacts on property value and view.

Public comment - For

Ali Fakhimi - He has compromised with the neighbors already and reduced size of original project.

The parties said they would research the matter of private views for the next meeting.

Motion: Morton, Second: Morrison

Continue item to next month

Motion approved 5-1-0:

for: Furtek, Lucas, Morrison, Morton, Naegle

against: Schenck

abstain:

chair not voting: Boyden

5. Review PRC bylaws adopted by the LJCPA on June 4, 2009 with respect to number and representation of members as well as quorum required. (article II paragraph 1, article 5, paragraph 2)

Motion: Morton, Second Furtek

Motion to amend the Membership section of the PRC charter as follows:

The LJS/PRC shall consist of ~~three~~ five representatives from the La Jolla Shores Association (LJSA) and ~~three representatives from the Community Planning Committee of La Jolla Shores (CPCLJS)~~ and ~~two~~ three representatives from the LJCPA.

Motion approved 6-0-0:

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

against:

abstain:

chair not voting: Boyden

Motion: Furtek, Second Morton

Motion to amend the Meetings section of the PRC charter to as follows. The line: "Five or more members are required to constitute a meeting" is to be removed.

Motion approved 6-0-0:

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

against:

abstain:

chair not voting: Boyden

6. 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.

This item was not discussed due to time constraints.

7. Report by Tim Lucas re: rewrite for LJSPDO

A meeting has been tentatively scheduled for September 16 at 4:00 pm, pending confirmation of room availability at the Rec. Center. A further announcement will be made at the CPA meeting on September 3, 2009.