

La Jolla Shores Permit Review Committee Minutes

4:00 p.m. – Tuesday April 27, 2010

La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

The meeting started 45 minutes late due to quorum issues.

Committee members in attendance: Boyden, Furtek, Lucas, Morton, Schenck

1. Non-Agenda Public Comment - none

2. Chair Comments – Next month the tentative agenda will include: Ninkovic residence, Cliffridge T-Mobile and Hooshmand residence. There is another wireless application for Verizon in process but the NOA has not been issued. The Ninkovic residence has been modified by altering roofline and stepping back the second story on the north side. Plans are available at eh LJ Library and the Chair has a copy. It is not known yet whether or not the Hooshmand plans are being altered.

Whitney Project: Was given “No recommendation 4-0-0 by the LJSPDO AB which must have four votes to pass a recommendation. The LJCPA sent a response to the Whitney Project MND criticizing it for not evaluating bulk and scale issues resulting from an incorrect response to the Initial Study Checklist. An early version of this response can be found on pages 23-26 of the April 1, 2010 LJCPA agenda e-blast.

It has been learned that the City is now not requiring NOA packages from wireless applicants until after the initial reviews.

3. Project Review (see A to C below)

A . PALAZZO – Possible Action Review

- PROJECT NUMBER: 195026
- TYPE OF STRUCTURE: 3- STORY WOOD FRAME
- LOCATION: 2402 Torrey Pines Road
- PLANNER: Tim Daly: Ph: 619-446-5356 Email: tdaly@sandiego.gov
- OWNERS REP: Paul Lamme: Ph: 858-875-5986; plamme@intergulfusa.com

PROJECT DESCRIPTION: 50 residential condos (previously approved for 30 units) on a vacant 1.21 acre site at 2402 Torrey Pines Rd in the V Zone of La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit [City] Other changes below:

- SEEKING: (PROCESS 4) Coastal Development Permit (CDP), Site Development Permit (SDP) and Vesting Tentative Map to amend CDP 46240 and SDP 46241 [City]
- NEIGHBORHOOD DESCRIPTION: Visitor Zone

Prior Action – Information Review on February 23, 2010

See February 23rd LJSPRC minutes for community and committee comments, Presentation:

The project representatives addressed concerns the board previously raised. Revised plans were distributed to committee members via e-mail attachments prior to this meeting

The number of units has been reduced from 52 to 50;100 bedrooms total. This has contributed to an increase in visitor parking to 17 spaces + 1 space for mail delivery for a total of 118 spaces The greenscape is now 38% not including planter boxes. Setbacks on west near Del Charro are 10’ with 8’ popouts. On the North, bordering the single-family residential neighborhood, the building setback has been increased to 13’ at closest point. The applicant stated there is no provision for conformance to the single family setback conformance required in the PDO. Loading & unloading for the building: the city looked at expanding the loading zone in front of the Sandpiper complex to the East, but expansion does not look feasible due to issues with the visibility, narrowing street and the bike lane. The bike lane ends at the Sandpiper property line just before the Palazzo property. The Palazzo proposes to use the same waste management company as the Sandpiper and will schedule trash pickup for the same days to minimize the impacts. The upper floor on some units has been eliminated and the heating and air conditioning units have been located in the sunken area on the roof so the units will not be visible to the neighbors. Two elevators have been relocated so that they are more central to each building. The underground parking will have gated access. The gate is located well after the entrance so that cars

will not be blocking Torrey Pines Road waiting for the gate to open. Interior to the garage there will be a separate area for the two-story town house block, to the northeast. Access to those units from the garage will be by stairs to each unit.

Public comment:

Roy Schiepe: Concerns about using the Sandpiper loading zone. It is already used a lot, is short, and there are visibility issues with oncoming traffic when the loading zone is in use. Question about the grading and level of the lot as it rises in the back. *Response was that the lot will be graded but will still rise toward the back (north). The buildings will be sunken in to the lot as the grade rises, so the building heights and rooflines will be level.*

Susan Stillings: Does not understand how the Traffic and Transportation would accept a study that says that there will be no effects on traffic congestion after adding 50 units and 100 bedrooms. She thinks that 50 units are too many-- nearly twice as many as the Sandpiper has.

Nick Sauer: New resident in Del Charro. Q: how did they come in at 50 units from 53? *Response: reductions were made for landscaping reasons and building height max limits. The square footage was reduced and the number of units needed to be reduced accordingly.* Q: what are the setbacks along Torrey Pines road, with regards to visibility issues. *A: The setback is 15 feet, basically 13' behind the current construction fencing.* Comment from Nick Sauer: The Palazzo project has 50 units on 1.2 acres, while the Del Charro has 50 units on 4.3 acres. He thinks that the density is way too much for the lot size. He thinks that the visitor parking is still not sufficient.

Motion: Ed Furtek Second: Schenck

The builders have made efforts to conform to the PDO and zoning regulations. Approve as presented. The findings can be made.

Passed 3-0-2; Approve: Furtek, Lucas, Schenck; Oppose: None; Abstain: Boyden, Morton

B. GALICOT RESIDENCE SUBSTANTIAL CONFORMANCE REVIEW – ACTION ITEM- MUST CLEAR TODAY

PROJECT NUMBER: 206334

Type of Structure: SFR

Location: 8320 Calle del Cielo

Planner: Jeannette Temple; 619-557-7908; jtemple@sandiego.gov

Applicants Rep. Janay Kruger

SEEKING: (PROCESS TWO) Substantial Conformance for CDP 212253 and SDP 216293 to modify the design of the approved residence. The revisions do not change the square footage above [but] with a reduction below grade; SF zone of LJS Planned District, Coast Overlay (non-appealable) and Coastal Height Limitation Overlay zones within the LJCP area. [City]Process Two with 20-day extension expiring before next PRC meeting. [City/Chair]

Notes: Original permit has a fully vested CDP with building permits pulled. Original permit dated October 16, 2006 called for demolition; construction of a new 2-story 8250 sq ft SF residence over a 3663 sq ft basement with maid's quarters; landscaping; 750 sq ft garage for 3 off-street parking spaces, detached pool cabana, swimming pool and spa; walls and fencing; and unspecified accessory improvements. [Chair]

Applied for permit reduces basement by 490 sq ft and specifies new architecture and design features with Brazilian Walnut Wood veneer planks and Santa Barbara stucco finish –applicant letter.

The chair stated she had a longstanding acquaintance with Mr. Elden's business partner. He identified himself as the builder.

Presented by: Janay Kruger applicant

Correction to information provided to committee: the greenscape is actually 38% not 58%

Lot coverage: approx 25%

The basement changed from 3700 to 3173 sq ft (not in FAR calculations).

A presentation was made to show that even though the front and rear designs were changed, the proposed changes are in substantial conformance with the previously project. The layout is basically the same.

Motion: Morton, Second: Lucas

The plans presented today April 27 (dated Feb 10, 2010) are in substantial conformance with the previously approved Coastal Development Permit, including not putting air/heat units in the front, side or rear setbacks. Approved: 4-0-1; Approve: Lucas, Morton, Schenck, Furtek; Oppose: None; Abstain: Boyden

The owners' representative also said that recently neighbors across the street had commented that the proposed new second floor layout interfered with their view. The applicant presented a possible solution: That the proposed second floor bedroom on the northeast corner be moved to the rear northwest corner to open up a view corridor. There are no drawings yet for this proposed change, and it will still need to be evaluated for feasibility. The representative asked the committee to give a general non-binding opinion of this proposal and to see if the committee thought that it would affect the substantial conformance.

John Schenck of the committee felt that we should only vote on changes that were in the plans that were to be submitted to the city.

Tim Lucas felt that the presenter was merely trying to see if the committee would have future issues with conformance. If there were, the applicant would not pursue any further changes or enhancements regardless of neighbor requests.

Motion: Lucas Second: Morton

Motion to give an opinion that the accommodation of moving the front northeast bedroom on the second floor to the rear northwest corner to improve the view corridor for neighbors seems reasonable. Approved 2-1-2. Approve: Lucas, Morton; Oppose: Schenck; Abstain: Furtek, Boyden

C. 8490 Whale Watch – Second Review

- PROJECT NUMBER: 164545
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8490 Whale Watch
- PLANNER: Conan Murphy; Ph: 619-446-5319; cmurphy@san Diego.gov
- PROJECT MANAGER: William Zounes; wzounes@san Diego.gov
- OWNERS REP: Steve Hoard, Public; 619-682-4083; sh@public-digital.com

PROJECT DESCRIPTION: Demolish the existing single family residence and construct a new 4 bedroom, 6 bathroom residence with an indoor pool. The new house will integrate solar panels on the roof along with many other "green" building technologies. (Applicant)

Note: the NOA dated October 13, 2008, called for a CDP (Process 3) for constructing a 7559 square-foot single family residence in the SF Zone of the La Jolla Shores Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

The project was altered to the below specifications and is now called out by the Project Manager as requiring a CDP and an SDP for a 9856 sq. ft residence in the above zones. Dimensions have not been changed and new information provided since first hearing.

Previous Action:

Motion: Morton Second: Merten

Continue item to future meeting. Bring setbacks & FAR tabulation for homes within 300 ft. Suggest bringing all drawings and a topographic survey, the design superimposed onto aerial photo for next time. Suggest exhibits that show how this could conform to the LJS PDO. The board strongly suggests design changes that could better conform.

Motion approved: 5-1-1; Approve: Lucas, Merten, Morrison, Morton, Schenck; Oppose: Naegle; Abstain: Boyden (chair)

Previous Board Comments: See March 23 LJSPRC minutes for Committee comments

Presenter: Jim Brown

The project has been reduced in size and setbacks increased. The total square footage is now 11,909 (reduced from 13251). 5405 + 6504 (formerly 6754 + 6497). There is no longer any void space and the garage has been moved back. Presented the setback information that the committee requested previously.

The average side setback for the neighborhood is 14.5'. The proposed building is 11.2 at closest, 14 ft elsewhere. The front setback is 28.5' vs. avg 27.5'. The rear setback is: 12' at closest to 19.3. The neighborhood average is 54', but that is mainly due to two houses that have uncharacteristically large yards. If these two houses are removed from the calculations the neighborhood average drops to 28'.

The building design is mostly the same. Absolute building height has not changed, but relative height has changed due to lot not being graded.

Applicant stated that the project would be an architectural asset to La Jolla

Concerns from the committee:

The setbacks are below the neighborhood averages.

The roofline is different from any other house in the neighborhood. as are the side elevations

The proposed structure is too different from other houses in the neighborhood.

Lucas has concerns with how it will affect the neighbors to the east. They will be looking into a two story unbroken concrete mass that extends along most of the property line.

Morton suggested that the applicant search for other homes a little further away that might be similar, particularly the Straus residence located "below."

Boyden raised the issue of the City's request to demonstrate how the project conformed to LJS PDO section 1510.0301(b) Design Principle. In part: "Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area." She reminded the group of Mr. Naegle's comments on March 23rd.

Applicant responded that this statement included the word "and" not "or" and so he thought the project qualified.

No other sections of the LJSPDO were addressed specifically in the discussion.

Motion: Furtek Second: Schenck

Project does not conform to LJS PDO section 1510.0301(b): Specifically: "Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area."

Approved: 3-1-1; Approve: Furtek, Lucas, Schenck; Oppose: Morton; Abstain: Boyden