

La Jolla Shores Permit Review Committee– Minutes

Tuesday October 26, 2010

1. Non-Agenda Public Comment-None
2. Chair Comments –
Cardenas Project –City Council granted the appeal and sent the MND for redo and reconsideration
Whitney Project – has been appealed on environmental grounds-hearing date not public- [now noticed for November 16]
Palazzo Project – no recommendation by the LJS PDO AB
3. Inquiry as to availability of PRC members for November 23 and December 28-it was determined that a quorum would be present with six confirmed for November and five for December
4. Project Review
 - A. Whitworth residence 8462 El Paseo Grande
 - B. 1900 Spindrift
 - C. ~~Hooshmand residence 2480 Rue Denise~~ withdrawn before the 72-hour notice deadline
 - D. Hillel EIR scoping meeting-information

Committee members present: Helen Boyden (chair), Ed Furtek, Tim Lucas, Dale Naegle, John Schenck, Michael Morton (recused on first item). Absent: Betty Morrison

A. Whitworth Residence

- PROJECT NUMBER: 215918
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 8462 El Paseo Grande
- Project Manager Renee Meza: Ph: 619-446-5001; rmeza@sandiego.gov
- OWNERS REP: Claude Anthony Marengo; 858-459-3767; cmarengo@san.rr.com

Project Description: On an existing single-family residence on a 0.27 acre site in the SF Zone of the La Jolla Shores Planned District, the Sensitive Coastal Overlay (Zone B), Coastal Overlay Zone (Appealable), Coastal Height Limitation, First Public Roadway, Beach Parking Impact Zone, Residential Tandem Parking Overlay. [City]
Addition of second story with three bedrooms, 3 baths and two balconies over portion of existing structure. Addition of interior stairs for access to second floor. Modification to exterior finishes and roof of existing structure underneath proposed second story. [Applicant revision from initial submission]

Seeking: Coast Development Permit (CDP) and Site Development Permit (SDP)

Project presented by: C.A. Marengo, of Marengo/Morton Architects

Clarification: City reviewer had called the addition above the garage a guest quarters due to access provided by a non-enclosed stairway. In the design presented today the stairwell is enclosed and it is no longer considered guest quarters. Therefore the parking requirements remain the same as for any single family residence, 2 parking spots.

The side setbacks are 4' on original building first floor and will not change.
The second floor steps back so the setback there becomes 6' on one side & 5' 10" on the other.
Front yd setback does not change.
The building maximum heights are 28' on one side 26.6 on other.

Bulk and scale chart was presented to the committee showing FAR within the range of nearby residences.
27.7% lot coverage (property line extends beyond sea wall)
42.3% green space including sand will not change

Committee questions:

Boyden: Q: What is the garage to sidewalk distance? A: 15'.

Schenck: Q: Does the curb cut remain the same? A: There is no expansion of parking; the city advised not to call out a front yard parking space on the plans? There is no sidewalk on this side of the street. They currently park in a 4' wide space in front plus the spaces in the garage.

Community input/questions.

Rob Whittemore:

Q. Is there a sidewalk in front of the house? A. No. Other houses don't have them.

Q. Distance of second floor addition from the seawall? A. More than 100'.

Revised plans submitted dated and submitted to the City on 10/25/2010 were given to the committee.

Motion: John Schenck Second: Ed Furtek

Findings can be made for project, plans as submitted to city dated 10/25/2010.

Motion carries: 4-0-1 Approve: Schenck, Furtek, Naegle, Lucas; Oppose: None; Abstain: Boyden (chair);

Recuse: Morton

B. 1900 Spindrift

- PROJECT NUMBER: 216073
- TYPE OF STRUCTURE: Existing Single family residential
- LOCATION: 1900 Spindrift Drive
- Project Manager: Glenn Gargas: Ph: 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Lisa Kriedeman; 858-459-9291; lkriedeman@islandarch.com

Project Description: Construction of new driveway, curb cut and aprons, re-grading of new driveway and connection to existing motor court & associated site wall reconfiguration. All excavation to remain on site (no more than 7-10 cu. yds.) [applicant]

Seeking: Neighborhood Development Permit (NDP)

Presented by: Lisa Kriedeman, Island Architects

The project proposes removing two driveways (23' & 26') (one each at 1900 and 1912 Spindrift, the one at 1912 not in this project)and creating a new driveway 12' feet wide to provide access to 1900 Spindrift and 1912 Spindrift. The plans being shown differ from what was previously submitted to the city: a planter and a fountain had been proposed along the east where there is presently a hedge. Rather than disturb the soil with excavations, the hedge will remain. The hedge will be maintained more frequently to make sure that it does not encroach on the sidewalk.

Committee Comments:

Boyden: Total encroachment into archeologically sensitive lands limited to 25%. Applicant: This project has only 5.8%.

View corridors? A. The project could trigger a CDP which could require view corridors. The city staff has reviewed and does not think that this is required. Presently, the house as at present and remaining would obstruct any view corridor that would be opened by hedge removal.

Lucas: Q. Distance of driveway to sidewalk? A. 15', and 20' to curb.

Morton: Drainage? A. Drains into existing planters. Drainage will not change.

Community input:

John Barbey, Jr. + Todd Barbey are neighbors. They see no concerns.

Sue Weissman not present but sent email with concerns on pedestrian issues (sidewalk/hedge)..

Motion: Schenck Second: Morton

Findings can be made for neighborhood development permit as presented in the plan presented, revision 10/26/10, which will be submitted to city. The street name typo on the plan has been corrected to Spindrift.

Motion carried: 5-0-1; Approve: Furtek, Naegle, Lucas, Morton, Schenck; Oppose: None; Abstain: Boyden.

~~C-Hooshmand Residence~~ withdrawn before the 72-hour notice deadline

D. Hillel EIR Scoping Hearing – Information Item only

The City of San Diego has scheduled a scoping hearing for 5:30 PM on Wednesday, October 27 at the La Jolla Public Library to present/review its proposed requirements for an Environmental Impact Report. Comments will be accepted from anyone until 30 days from the notice dated October 8, 2010.

- Project Name: Hillel Student Center of San Diego
- Project Number: 212995
- Location: Bounded by La Jolla Village Drive (North), La Jolla Scenic Way (East) and La Jolla Scenic Drive (South) Within SF Zone of the La Jolla Shores Planned District, Coastal Height Limit, Campus Parking Impact, La Jolla Community Planning Area.

The complete 20-page Public Notice may be found at:

<http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml>

Search on 212995 or Hillel

Contact Elizabeth Shearer-Nguyen at 619-446-5369 for environmental review information

For information on public meetings/hearings contact Project Manager John Fisher at 619-446-5231

The committee did not discuss the environmental concerns and referred attendees to the above meeting.