

LA JOLLA COMMUNITY PLANNING ASSOCIATION
La Jolla Shores Permit Review Committee
Community Report, Tuesday, November 25, 2008
4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. PIERCE RESIDENCE

PROJECT NUMBER: 164177

TYPE OF STRUCTURE: Single family residence

LOCATION: 7206 Rue De Roark, La Jolla, CA 92037

PLANNER: Raynard Abalos

Ph: 619-446-5377

Email:

OWNERS REP: Claude-Anthony Marengo

Ph: 619-417-1111

Email: cmarengo@san.rr.com

PROJECT DESCRIPTION: Demolish an existing 2,469.9 SF single family residence and construct new 5,667.4 SF single story residence over 4,723.4 SF subterranean basement/garage. Also construct a 551 SF guest house.

COMMITTEE FINDINGS 11/25/08:

Pierce Residence

1. Motion: Doolittle – Findings can be made to approve project.
2. 2nd: Naegle
3. Vote: Approved 4-0-0

2. PROPOSED LANGUAGE OF “MINOR IN SCOPE” PROJECT DEFINITION FOR LJSPDO

COMMITTEE FINDINGS 11/25/08:

Proposed language of “Minor In Scope” project definition for LJSPDO

1. Committee agreed to have previously drafted definition of Minor in Scope language to amend the La Jolla Shores PDO submitted to the LJCPA for ratification
2. The PRC requests to have this ratification request added to the agenda of the December 4 CPA meeting as previously planned.

(Proposed language would replace lines 17-20 of Section 1510.0201d). Note, we have adopted much of the following language from the City of San Diego Municipal Code: Chapter 12: Land Development Reviews: Section 126.0704 (Items in blue font are additions to the existing exemption code language).

Development that is not exempt from Discretionary Permit review(s)

The following development is not exempt from the requirement to obtain a Coastal Development Permit, Site Development Permit or other Discretionary Permits as may be required by the La Jolla Shores PDO and are subject to Process Three, Four or Five review by the appropriate community organizations established in La Jolla Shores.

- (a) Improvements to existing structures are not exempt and may not be considered “minor in scope.”, if the improvements involve any of the following:
- (1) Improvements to any structure located on a beach, wetland, stream, or seaward of the mean high tide line, where the structure or proposed improvements would encroach within 50 feet of a coastal bluff edge.
 - (2) Improvements to any structure that would result in an increase of 10 percent or more of interior floor area (and greater than 1,000 square feet).
 - (3) Any additional interior floor area where an improvement to the structure had previously been exempted (this is intended to prevent incremental development of structures without community organization oversight).
 - (4) An increase in building height by more than 10 percent.
 - (5) An increase in total building height to 24 feet or higher or 26 feet for chimneys.
 - (6) Improvements that result in an intensification of use. For purposes of Section 126.0704, intensification of use means a change in the use of a lot or premises which, based upon the provisions of the applicable zone, requires more off-street parking than the most recent legal use on the property.
 - (7) The demolition or removal of 50 percent or more of the exterior walls of the existing structure.
 - (8) The expansion or construction of water wells or septic systems.
 - (9) Any significant non-attached structures which are greater than 16 feet in height; such as garages, fences and (non-habitable accessory structures) patio covers, roof decks, pools and spas,
 - (10) The conversion of the roof of an existing structure to a roof deck, which is greater than 16 feet in height and greater than 400 square feet.
 - (11) Any improvement to a structure where the Coastal Development, Site or other Discretionary Permit issued for the original structure indicated that any future improvements would require a development permit.
 - (12) The addition of a story to any structure irrespective of the increase in interior floor area or building height;
and/or
 - (13) A structure that would represent a third story at any height. (This is not intended to restrict a two story design that may have multiple grade/levels. For example, subterranean basements as defined by the Municipal Code are not a story).