

LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Thursday, December 21st, 2023 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Note: All times on this agenda are estimates and may change due to circumstances. Order of projects presented may change. If attending to see a particular project, it is recommended that one show up at the start of the meeting. The meeting will start at 4:00pm.

1. **4:00pm Welcome and Call to Order:** Andy Fotsch, Chair (andy@willandfotsch.com).
 - a. Introduction of committee members
 - b. Committee and public sign in
2. **Adopt the Agenda**
3. **Approve October Meeting Minutes**
4. **Non-Agenda Public Comment:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
5. **Non-Agenda Committee Member Comments:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
6. **Chair Comments – Andy Fotsch**
 - a. **DPR/PRC Applicant Standard Intro Letter**
 - b. **Standard minutes form for CPA**
 - c. **Local Coastal Plan Approval. FAR in Shores.**
7. **Project Review:**
 - a. **4:10-4:30pm HERMANNY HOUSE PROJECT**
 - Project #: PRJ-1099348
 - Type of Structure: Single Family Residence
 - Location: 2538 Ruelle Nicole, La Jolla, CA 92037
 - Applicant's Rep: Claudia Ubiarco 617-710-9373
clau@sebastianmariscal.com
 - Project Manager: Andrew Murillo
 - **Project Description:** CONSTRUCTION OF A NEW 7,509 SQ FT SINGLE-FAMILY RESIDENCE OF 2 STORIES AND A 3,034 SQ FT BASEMENT WITH A GARAGE, 2,634 SF GREEN ROOFS, 5,663 SF AT GRADE LANDSCAPING, AND A POOL AND REFLECTING POOL ON A 17,545 SQ FT LOT
 - o lot size: 17,545 Sq. Ft.
 - o existing structure square footage and FAR (if applicable): N/A
 - o proposed square footage and FAR: **7,509 SQ FT – 0.43 FAR**
 - o existing and proposed setbacks on all sides: **FRONT PROPOSED 4'-2" NORTH SIDE PROPOSED 10' (BRUSH MANAGEMENT) REAR PROPOSED 12'-0"; (EXIST. DRAINAGE EASEMENT)**
 - height if greater than 1-story (above ground): **TWO STORIES – BUILDING HEIGHT: PROPOSED 29'- 11 1/4"**
 - b. **4:30-4:50pm COPPEL RESIDENCE**
 - Project #: N/A
 - Location: 7856 La Jolla Vista Drive
 - Applicant's Rep: Alejandra Prado aprado@m2a.io 858-459-3769

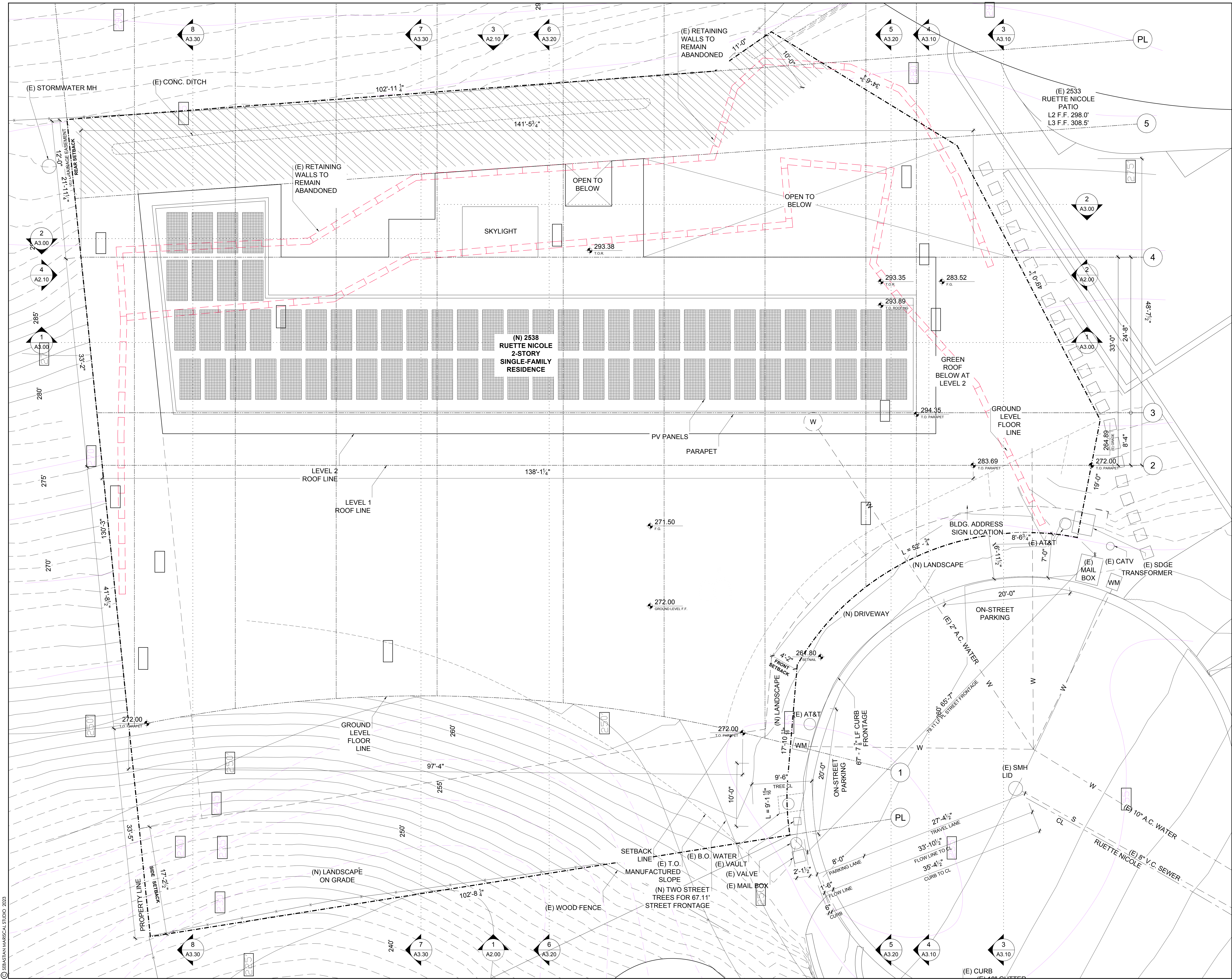
- City Proj Mngr: N/A
- **Project Description:** LA JOLLA. 3,659 sf existing residence. 2,985sf to be remodeled, 1,765 sf to be demolished, and 2,439 sf addition with a 514sf ADU.

Adjourn

MEETING PROTOCOLS FOR PROJECT REVIEW:

- The Project Review part of the meeting will proceed in three parts:
 1. Presentation by the Applicant: The applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 2. Public Comment: Members of the public may address the Committee about the proposed project. Limited to 3 minutes per member of the public.
 3. Deliberation by the Committee: The members of the Committee discuss the proposal. Note that the members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.

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HERMANNY HOUSE
 2538 RUETTE NICOLE
 LA JOLLA, CA 92037

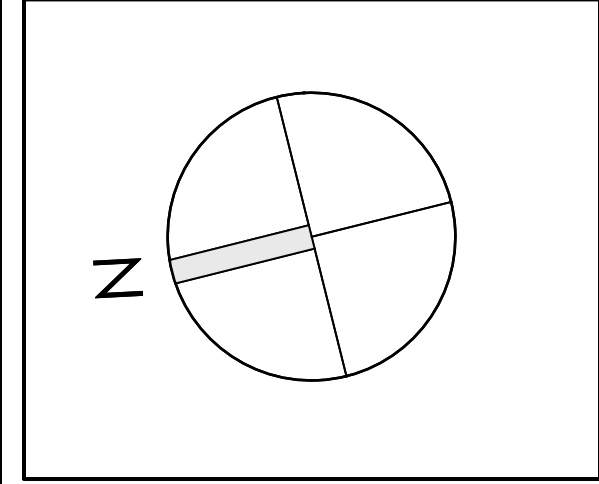
SEBASTIAN MARISCAL STUDIO
 1060 BROADWAY
 SOMERVILLE, MA
 T: 9174976564

CIVIL ENGINEER
 K&S ENGINEERING
 7801 MISSION CENTER CT #100
 SAN DIEGO, CA 92108
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LANDSCAPE ARCHITECT
 S.R. CLARKE LANDSCAPE
 110 COPPERWOOD WAY #P
 OCEANSIDE, CA 92058
 T: 7607163100

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 MOBAYED CONSULTING GROUP
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 T: 8585867855

MEP ENGINEER
 H+W ENGINEERING, INC.
 1810 GILLESPIE WAY, SUITE 207
 EL CAJON, CA 92020
 T: 702.203.8699



NOTE:

REVISION		
REV	DATE	DESCRIPTION

REVISION		
REV	DATE	DESCRIPTION

SITE PLAN

PROJECT NUMBER: HERMANNY SHEET: A0.10
 DRAWING DATE: 10/10/23
 SCALE: 3/16" = 1'-0" SHEET X OF X

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HERMANNY HOUSE

2538 RUETTE NICOLE
LA JOLLA, CA 92037

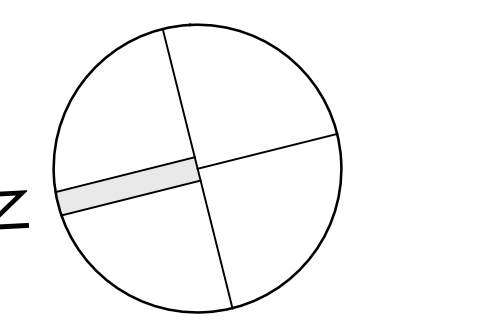
SEBASTIAN MARISCAL STUDIO
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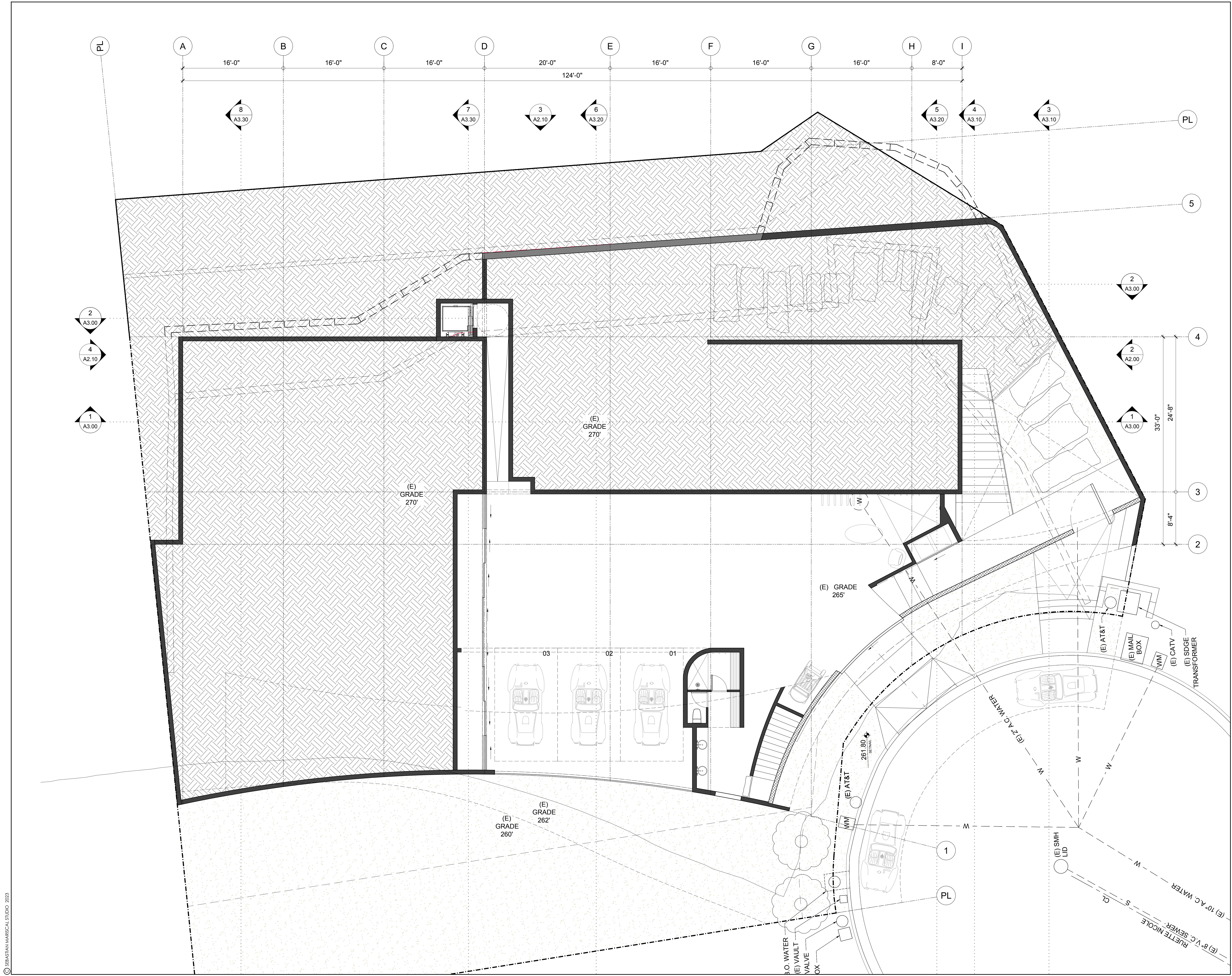


NOTE:

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BASEMENT PLAN

PROJECT NUMBER: HERMANNY	SHEET: A1.00
DRAWING DATE: 10/03/23	SCALE: 3/16" = 1'-0"



HERMANNY HOUSE

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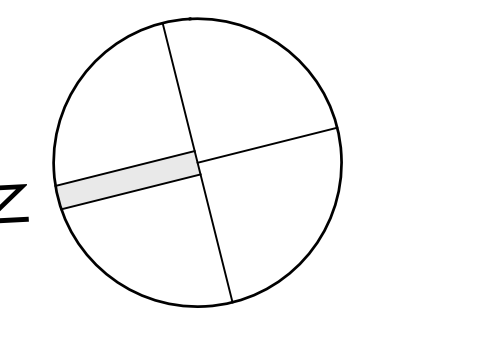
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GROUND PLAN

PROJECT NUMBER:
HERMANNY

DRAWING DATE:
10/03/23

SCALE:
3/16" = 1'-0"

SHEET:
A1.10



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HERMANNY HOUSE

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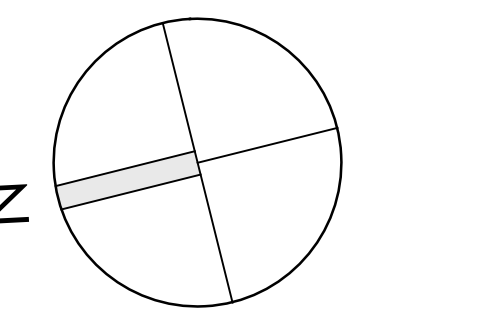
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SECOND FLOOR PLAN

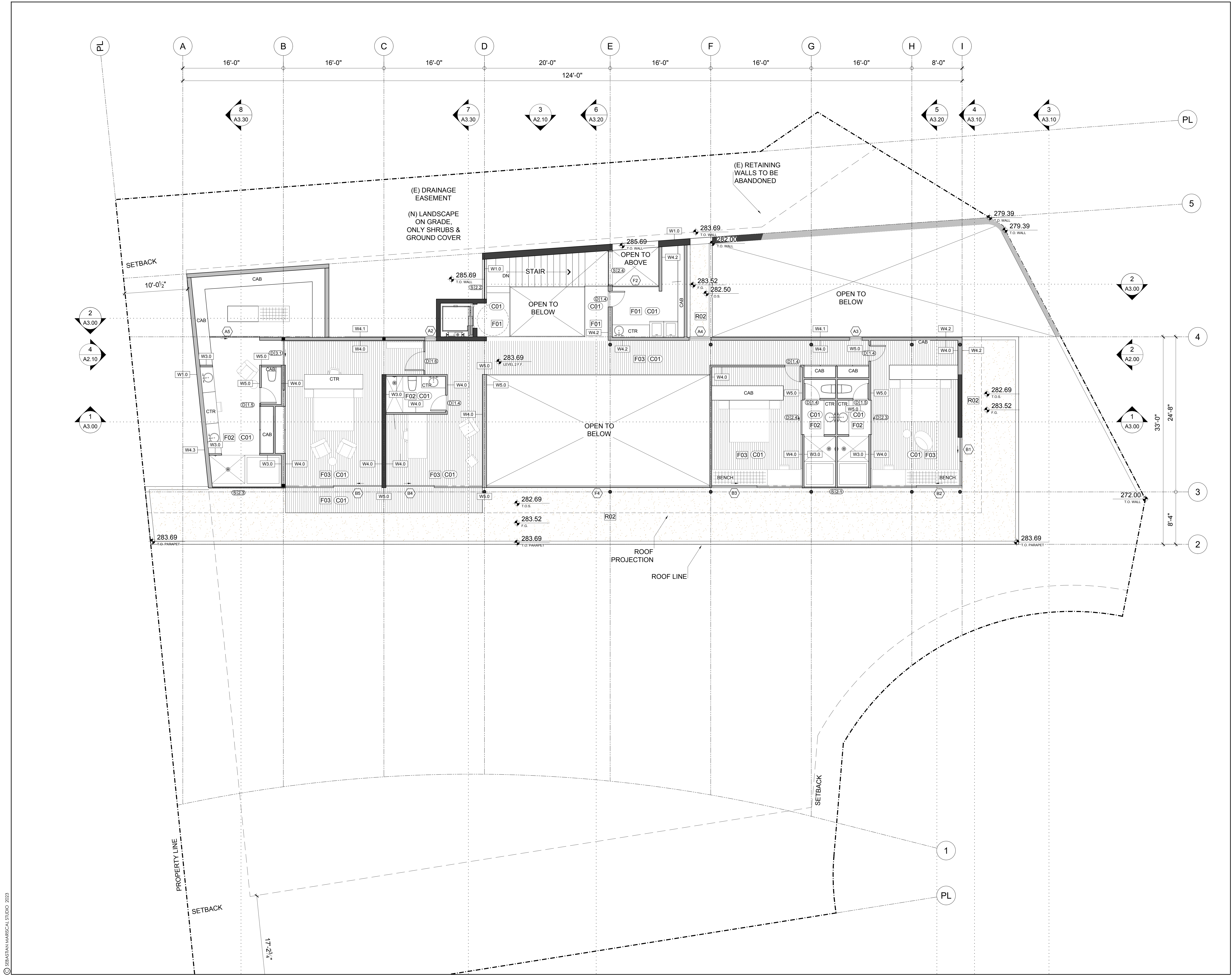
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DRAWING DATE:
10/03/23

SCALE:
3/16" = 1'-0"

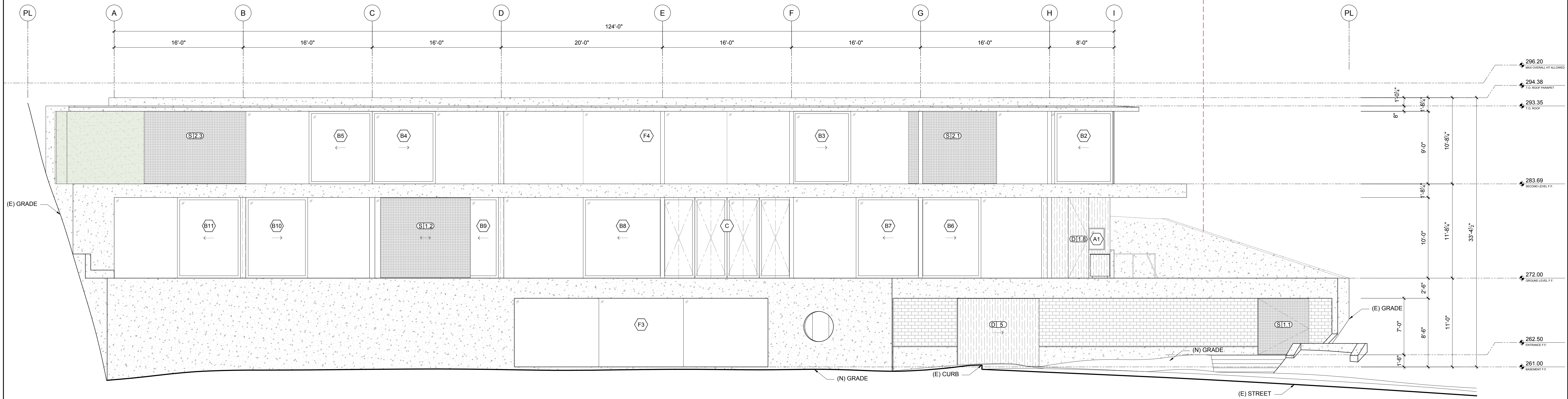
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SHEET X OF X

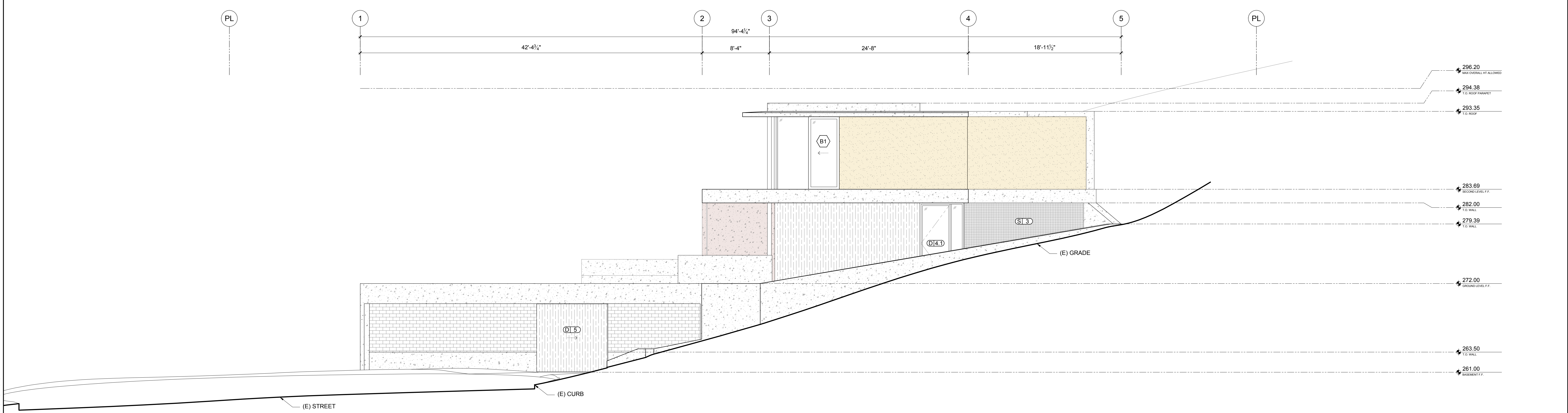


SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES
EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
CONCRETE POCHÉ (WATERPROOFING AT RETAINING WALLS)	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, MOROCCAN RUBY S140-6	INTERIOR PLASTER FINISH, BEHR STONEWASHED PPU8-16
BRICK POCHÉ	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, PERSIAN GOLD M300-7	PLASTER FINISH, BEHR PERSIAN GOLD M300-7
WOOD FRAMING POCHÉ	EXPOSED BEIGE LONG BRICK	PLASTER FINISH, BEHR EQUESTRIAN GREEN S410-7
MILLWORK POCHÉ	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	



1 WEST (FRONT) ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH (STREET) ELEVATION
SCALE: 3/16" = 1'-0"

HERMANNY HOUSE

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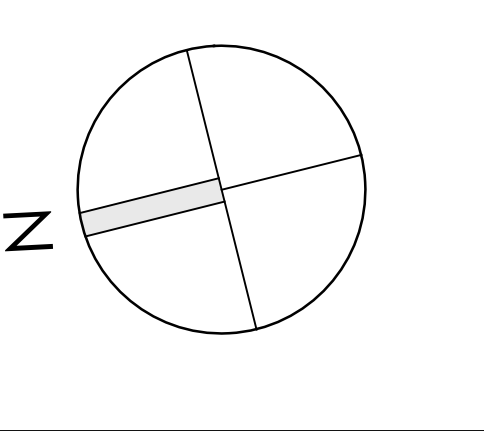
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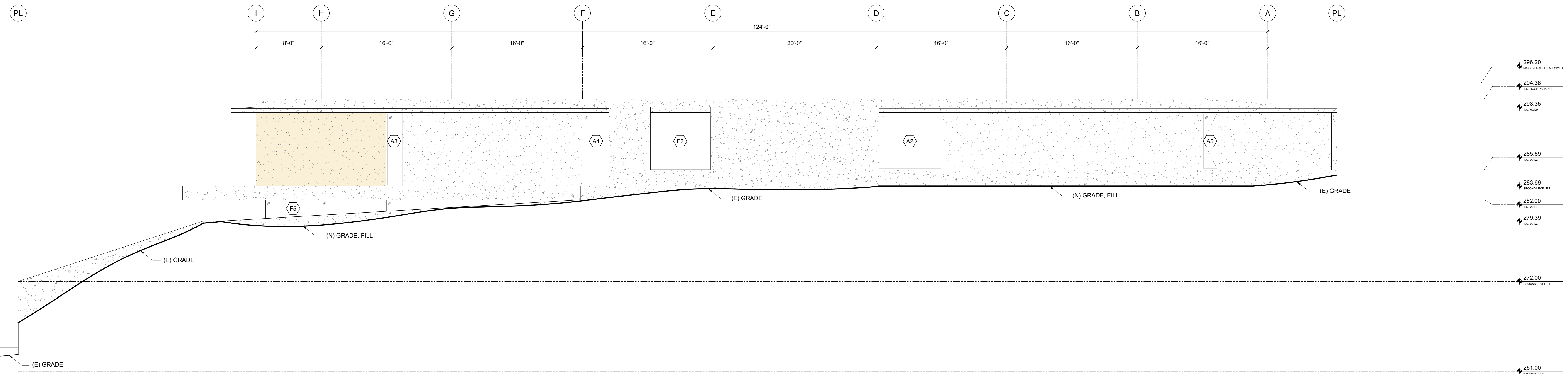
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BUILDING ELEVATIONS

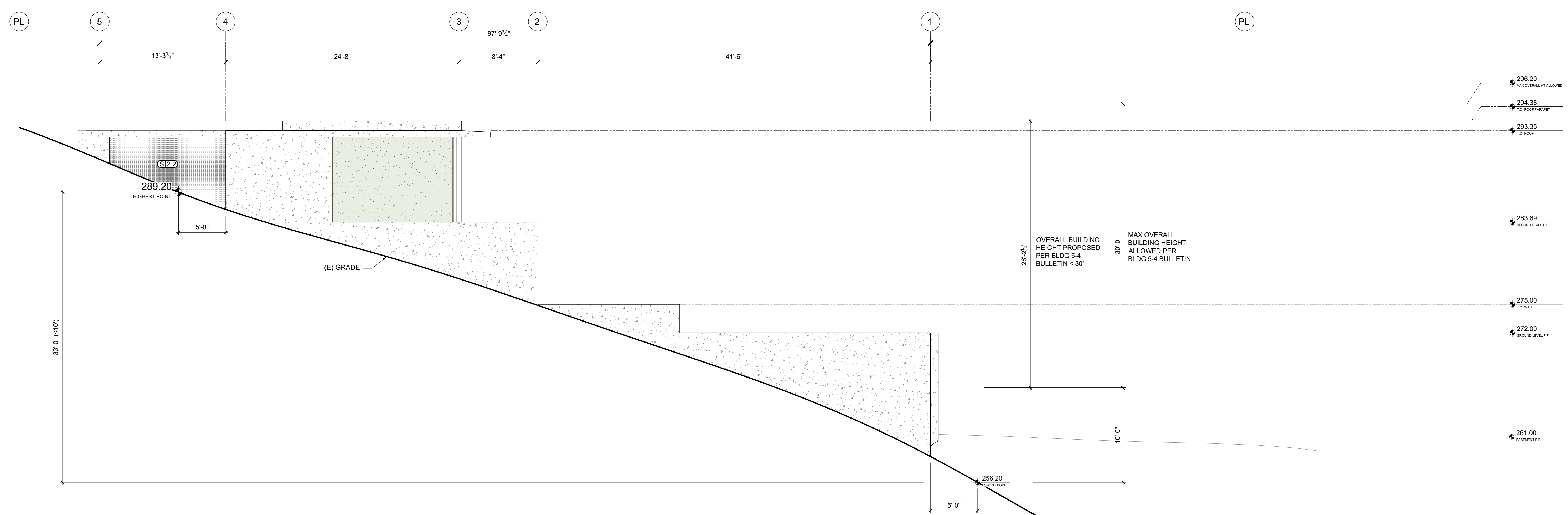
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DRAWING DATE: 10/10/23	SCALE: 3/16" = 1'-0"
SHEET X OF X	

SECTION CONSTRUCTION TYPE & FINISH KEY

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EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
CONCRETE POCHE (WATERPROOFING AT RETAINING WALLS)	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, MOROCCAN RUBY S140-6	INTERIOR PLASTER FINISH, BEHR STONEWASHED PPU8-15
BRICK POCHE	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, PERSIAN GOLD M300-7	PLASTER FINISH, BEHR PERSIAN GOLD M300-7
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MILLWORK POCHE	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	



3 EAST (BACK) ELEVATION
SCALE: 3/16" = 1'-0"



4 NORTH (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"

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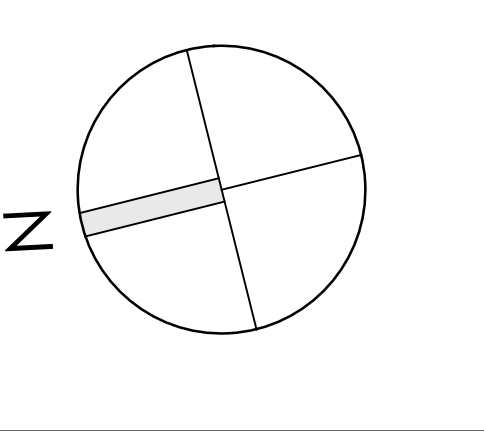
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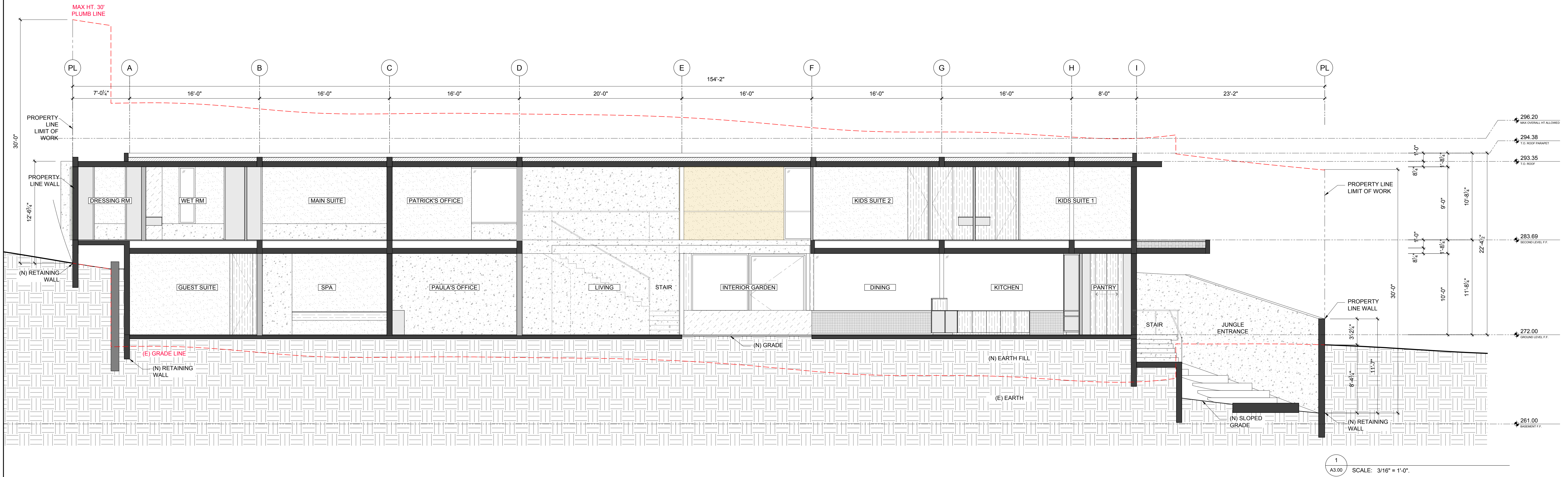
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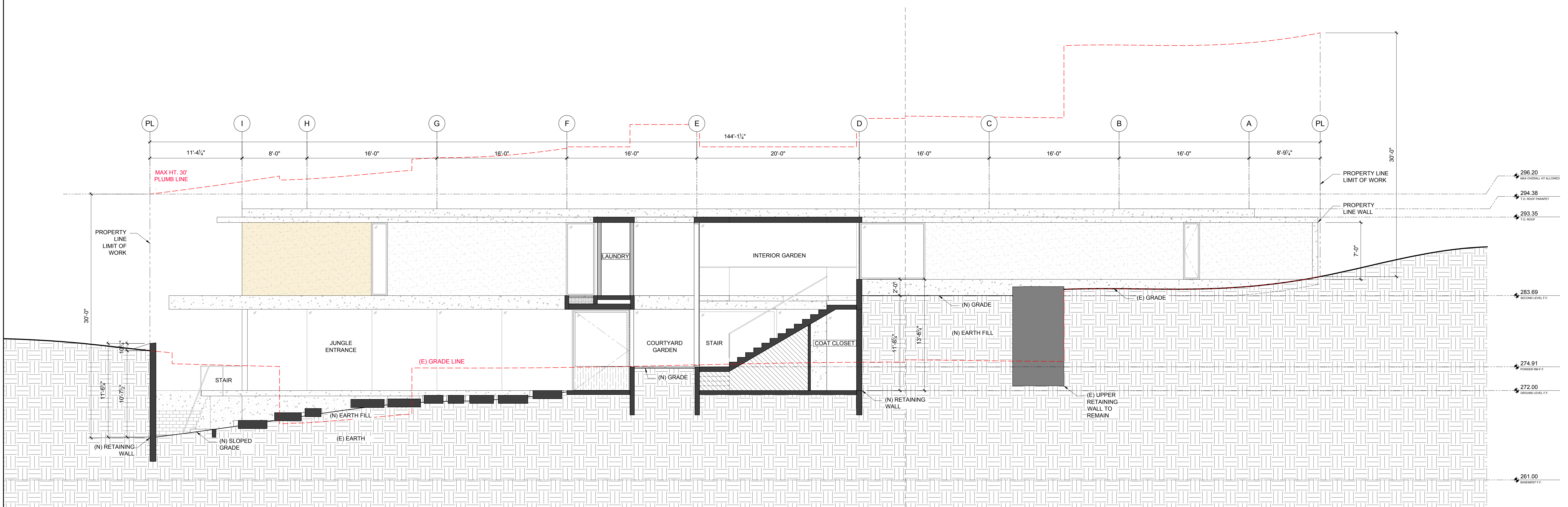
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PROJECT NUMBER: HERMANNY	SHEET: A2.10
DRAWING DATE: 10/10/23	SHEET X OF X
SCALE: 3/16" = 1'-0"	

SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES



1
A3.00 SCALE: 3/16" = 1'-0"



2
A3.00 SCALE: 3/16" = 1'-0"

HERMANNY HOUSE

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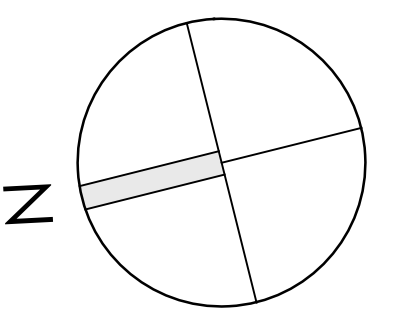
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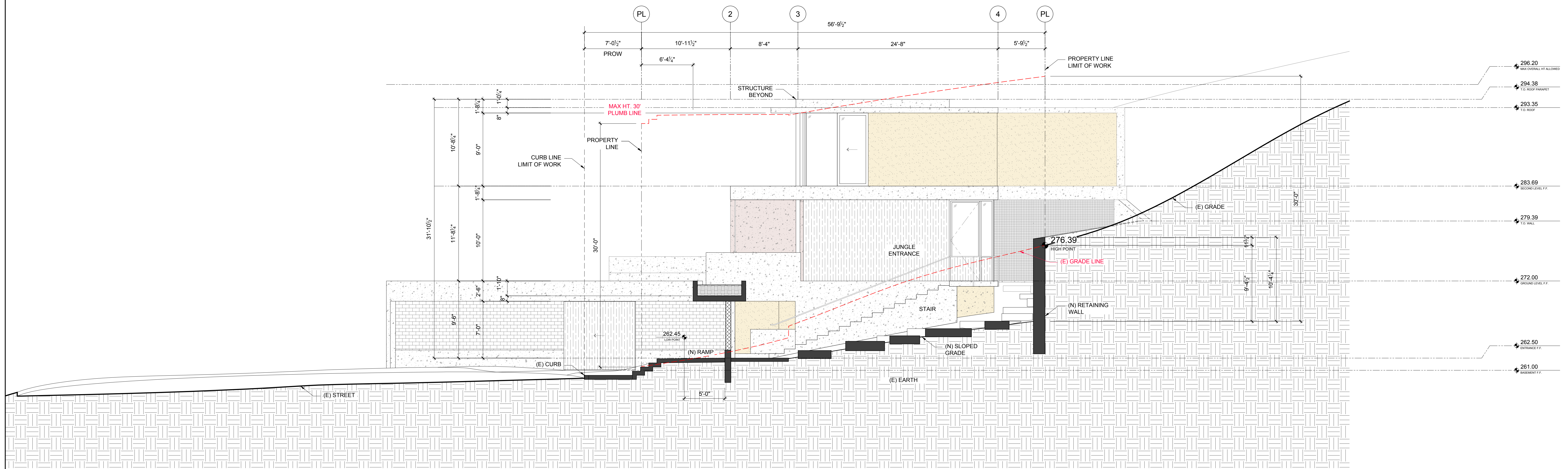
REVISION		
REV	DATE	DESCRIPTION

BUILDING SECTIONS

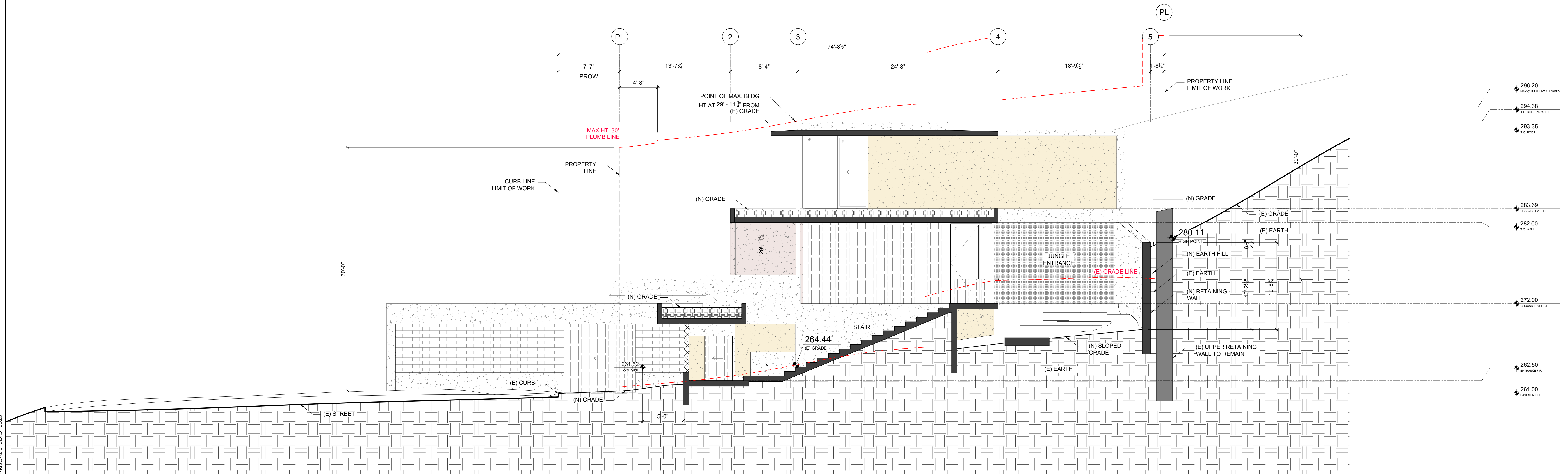
PROJECT NUMBER: HERMANNY	SHEET: A3.00
DRAWING DATE: 03/24/23	SHEET X OF X
SCALE: 3/16" = 1'-0"	

SECTION CONSTRUCTION TYPE & FINISH KEY

POCHE	FINISHES	FINISHES
EXISTING RETAINING WALL TO REMAIN	EXPOSED COLORED BOARDFORM CONCRETE, CEMEX, ANTIQUE BUFF 1320	EXTERIOR PLASTER FINISH, BEHR COLISEUM MARBLE PPU8-16
CONCRETE POCHE (WATERPROOFING AT RETAINING WALLS)	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, MOROCCAN RUBY S140-6	INTERIOR PLASTER FINISH, BEHR STONEWASHED PPU8-15
BRICK POCHE	EXPOSED COLORED BOARDFORM CONCRETE, COLOR MATCH BEHR, PERSIAN GOLD M300-7	PLASTER FINISH, BEHR PERSIAN GOLD M300-7
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MILLWORK POCHE	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	



3
A3.10 SCALE: 3/16" = 1'-0"



4
A3.10 SCALE: 3/16" = 1'-0"

HERMANNY HOUSE

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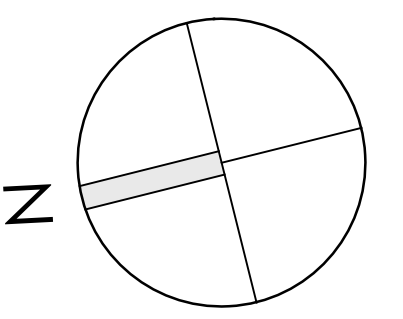
SEBASTIAN MARISCAL STUDIO
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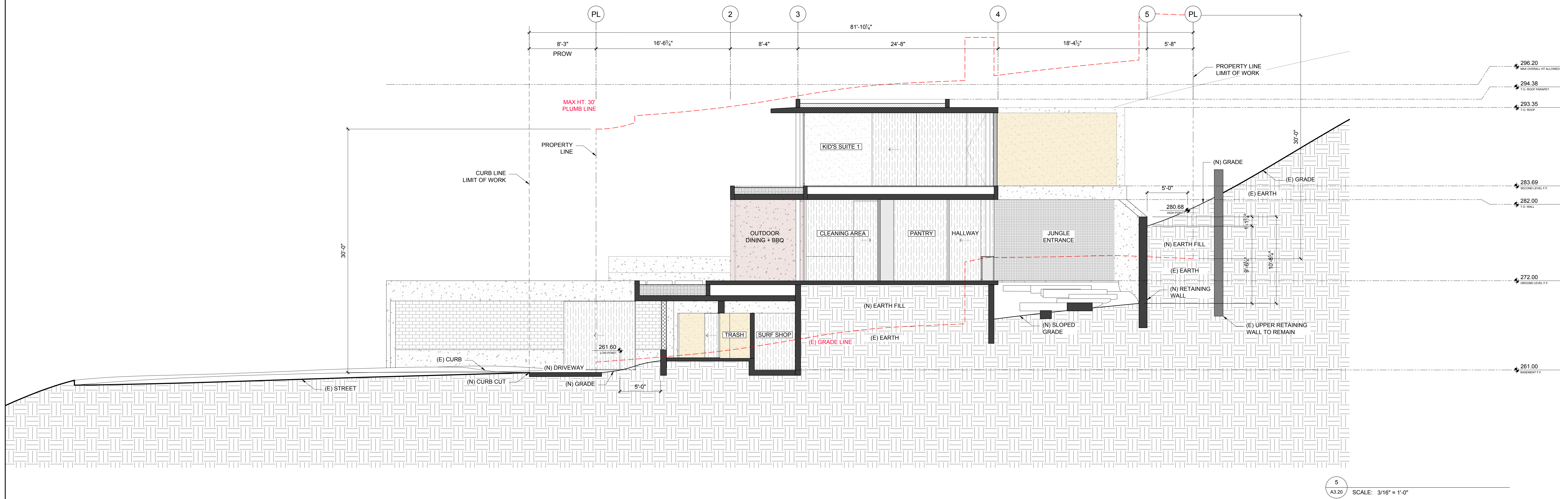
REVISION		
REV	DATE	DESCRIPTION

BUILDING SECTIONS

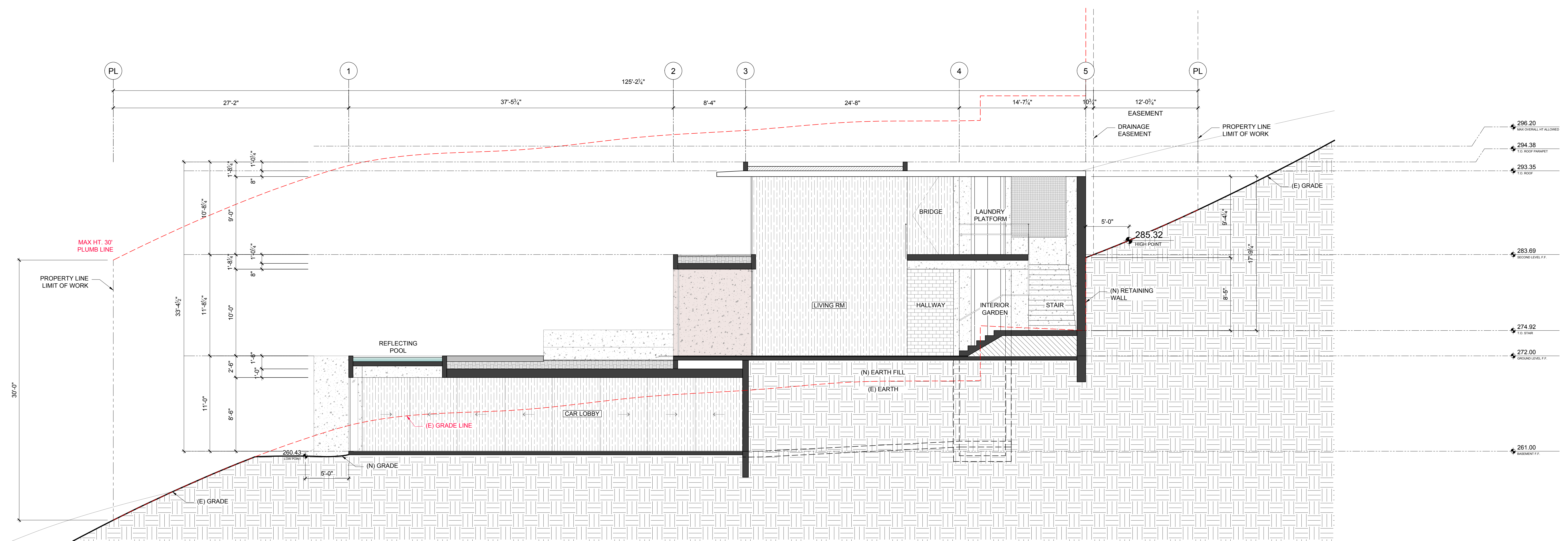
PROJECT NUMBER: HERMANNY	SHEET: A3.10
DRAWING DATE: 08/10/23	SHEET X OF X
SCALE: 3/16" = 1'-0"	

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MILLWORK POCHE	CREAM TRAVERTINE VERACRUZ FINISH	
ROOFING	WHITE OAK WOOD FINISH	
SOIL	WHITE OAK WOOD TRELLIS SCREEN	



5
A3.20 SCALE: 3/16" = 1'-0"



6
A3.20 SCALE: 3/16" = 1'-0"

HERMANNY HOUSE

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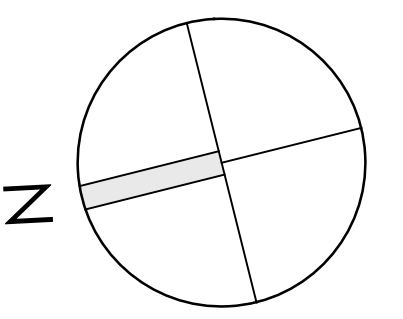
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REV	DATE	DESCRIPTION

BUILDING SECTIONS

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DRAWING DATE: 08/10/23	SCALE: 3/16" = 1'-0"
SHEET X OF X	

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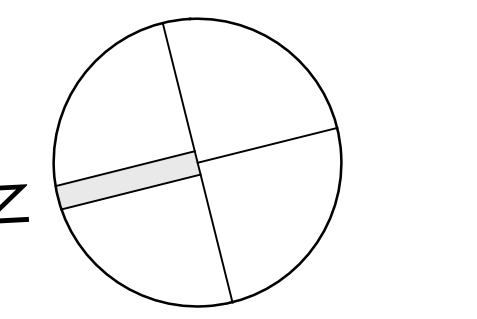
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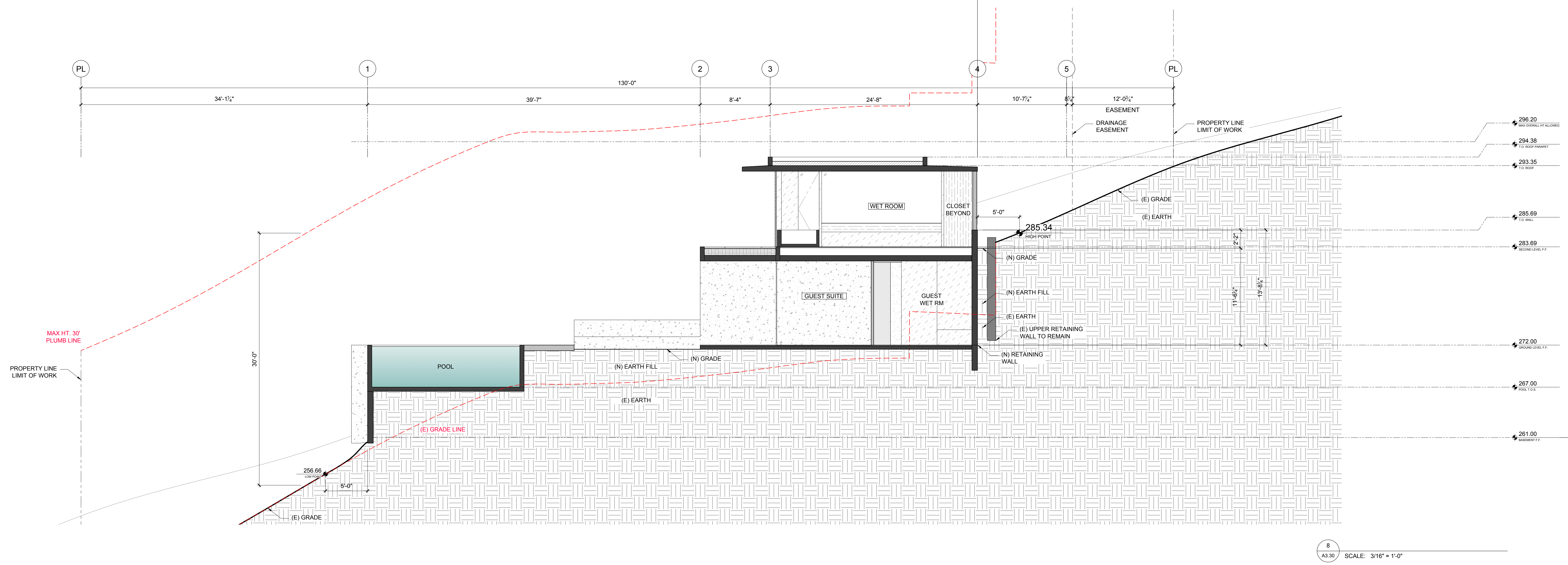
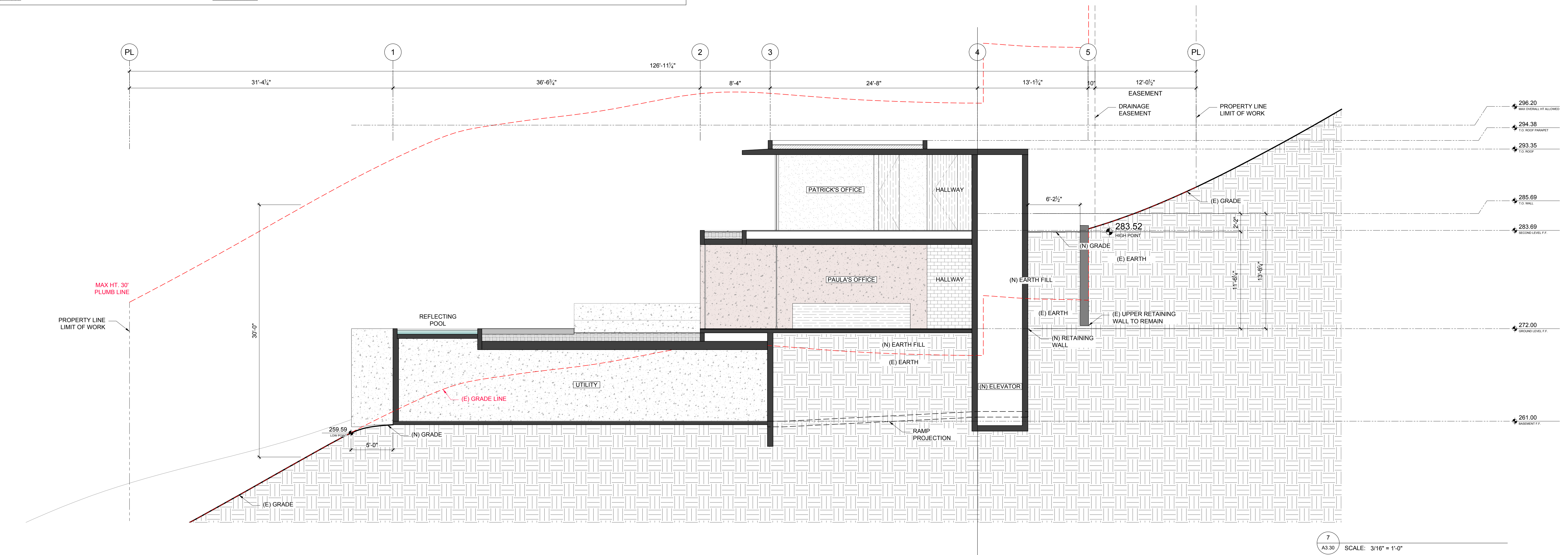
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NOTE:



REVISION

REV	DATE	DESCRIPTION

BUILDING SECTIONS

PROJECT NUMBER: HERMANNY	SHEET: A3.30
DRAWING DATE: 08/10/23	SCALE: 3/16" = 1'-0"
	SHEET X OF X