

# LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES

## LA JOLLA COMMUNITY PLANNING ASSOCIATION

Thursday, March 16<sup>th</sup>, 2023

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

4:04PM Call to Order: Andy Fotsch, Chair

Committee members in attendance: Marquand Abadaoui, Larry Davidson, Matt Edwards, Andy Fotsch, Angie Preisendorfer, John Shannon

Not in attendance: Janie Emerson, Ted Haas

Motion made by Andy Fotsch, 2nd Matt Edwards, to Adopt the Agenda:  
Chair Andy Fotsch asked to switch the agenda to flip the order of projects.

### **VOTE 5-0-0**

Motion made by Andy Fotsch, 2nd Marquand Abadaoui, to Approve  
February Meeting Minutes

### **VOTE 5-0-0**

1. Non-Agenda Public Comment: NONE
2. Non-Agenda Committee Member Comments: NONE
3. Chair Comments – Andy Fotsch Welcome to the first in person meeting since 2020.

Regarding the information on view corridors, 3 documents sent from the **LJ(??)** Codify and clarify the efforts to preserve and enhance public view corridors. A lot of information. No discussion.

## **b. 4:50-5:20pm LOWREY TERRACE**

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- Project #: PRJ-1080285
  - Location: 7964 Lowry Terrace, La Jolla, CA 92037
  - Applicant's Rep: Tim Martin 858-349-3474  
tim@martinarchitecture.com
  - City Project Mngr: May Rollin [MMRollin@SanDiego.gov](mailto:MMRollin@SanDiego.gov)
  - **Project Description:**

LA JOLLA: Demolition of existing 3367 sf 1 story residence and construction of new 3733 sf 1 story residence w/ 2 car garage and covered outdoor Lanai with related site retaining walls and landscaping on a 10,412 sf lot.

Tim Martin Applicants Rep introduced home owner Dan & Ingrid Mita. New home construction. Has had discussions with 8 of the surrounding neighbors. New construction will be a single story, existing home is 3367 sq ft, new build will be 3733 sq ft.

.34 FAR. Small scale project, sensitive to neighbors views. This property has no ocean view. The building pad will be dropped 1'-1'6" , height 15'6" with a clear story in center of house. Garage to move forward on the long driveway, project to shorten with a 12' curb cut. Existing south 5' retaining wall with 6' wooden fence. Adding 2- 3' high retaining walls at the west (rear) . Finishes will be plaster and wood exterior

No cycle issues from planning dept yet, submitted in December. City landscaping want to require 3 trees planted in front, Applicant stated they were asking to have only 2 trees as it will interfere with South neighbors view.

Setbacks: West 16'6"

North 5'

South 7'12"

West 6'5" at corner

Driveway length 30'

Lot size 10,412 sq ft

#### PUBLIC COMMENT:

John McGinness asked how many bedrooms, baths, and how many car garage?

Rep stated 3 bedrooms, 3.5 baths, and 2 car garage

#### COMMITTEE COMMENTS:

Matt Edwards said beautiful project, nice design

John Shannon Stated nice to look at a landscaping design, commendable take on a project with no view. Livable community.

Larry Davidson stated, nice project. Had questions about underground or roof deck? Rep stated none. Question about moving the garage forward. Rep stated existing driveway is extremely long and elevated from the street.

Marquand Abadaoui stated the project conforms.

Angie Preisendorfer asked about setbacks, listed above.

Andy Fotsch stated the visual shift is minor, existing shows red line graphic, no issues with bulk and scale. Usually don't make decisions without first round of cycle issues.

Chair went on to discuss California Coastal Commission is looking into requiring La Jolla Shores adding a FAR requirement into our PDO (?) including draft code for ADU's(?) Lots of pros and cons to that request. FAR is used to control visual bulk and scale, physical preserve mass(?)

Matt Edwards made a motion, Angie Preisendorfer 2nd Findings can be made on Project #: PRJ-1080285

Location: 7964 Lowrey Terrace, La Jolla, CA 92037

Larry Davidson stated without cycle issues yet, he would ask to delay

VOTE 4-1-1

Larry Davidson vote NO, Chair Abstains

#### Project Review: PRESTWICK RESIDENCE

- Project #: PTS-682249
- Location: 8305 Calle Del Cielo, La Jolla, CA 92037
- Applicant's Rep: Andy Fotsch 858-224-2486 [andy@willandfotsch.com](mailto:andy@willandfotsch.com)
- City Proj Mngr: Hector Rois [HRois@SanDiego.gov](mailto:HRois@SanDiego.gov) 619-533-6733
- **Project Description:**

LA JOLLA (Process 3) Site Development and Coastal Development Permit to

demolish an existing 4,545 square foot single family residence and attached garage and construct a new

11,754 square foot single family residence, garages, and pool at 8305 Calle Del Cielo. The 0.68-acre site

is in the LJSPD-SF Zone and the Coastal (Non-App) Overlay, Coastal Height Limit Overlay, and

Coastal (Non-Appealable) Overlay Zones in the La Jolla Community Planning Area and Council

District 1.

Applicants Representative Andy Fotsch described project as a new build moving into the hillside. Modern style, exposed basement.

76' Front (West) set back

12' south set back

7' North set back (existing 5'9")

15' East setback

FAR .34

All cycle issues signed off by planning Dept. Drainage plan for the hillside project, all drain caught on sight, sheet flow.

Elevation 28'2"

PUBLIC COMMENT:

Julie Hamilton attorney representing North neighbor David Odmark.

NO contact with owner or design team.

Concerns about sub-grading, How many yards of cut dirt.

Large project dominating lot.

Geo technical report? How will the project impact north neighbor?

Privacy to north neighbor, looking into neighbors bedroom?

Rear set back?

Grading issue- Mass issue- Privacy issue

Policies of La Jolla Shores PDO and La Jolla Shores design manual.

This project is not in harmony in fact in sharp contrast to the neighborhood.

Owner not sympathetic to neighbors concerns. Not constant with the Design Manual.

Hilary Lowe North neighbors Architect stated

Applicant needs to address graduation of the lot in relation neighbor on the North. Needs to share Geo Technical report information on grading, shoring, tie backs, I-Beams, etc?

Not consistent with the PDO

COMMITTEE COMMENTS:

Matt Edwards stated he is surprised the applicant has not contact or communicated with the neighbors.

Rep stated his client requested not to share information until review.

Stated North side balcony could be removed if an issue, articulation of the upper level could be moved. Visual intrusion of North side window could be obscure glass. Large hedge planted for more privacy.

Also stated the grading plan has been approved by the city planning dept. Final shoring design done during construction permit.

John Shannon concerned about sensitivity to neighbors. Neighbor to neighbor communication.

Would like to view a rendering of neighboring homes. Questions about earth work on the site.

Marquand Abadaoui stated sharing soil report doesn't make sense if city approved.

Privacy issue for windows to the North neighbor.

#### COMMITTEE REQUESTS FOR APPLICANT TO RETURN

Talk to client to share information with neighbor

Renderings of neighborhood, including the east neighbors on Calle Del Oro.  
Neighbor survey

Articulation on North side

Landscape design

Drainage plans

Privacy issues

MEETING ADJOURNED 5:33 pm

Next meeting April 20, 2023

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