

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA  
LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**Tuesday, June 28 @ 4:00 p.m.**

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

1. **4:00pm Welcome and Call to Order:** Tony Crisafi, Chair called to order at 4:04pm
2. **Adopt the Agenda** – Motion to adopt agenda with Jones deferred to next meeting by Emerson, Second by DuCharme – motion passes 6-0-0
3. **Adopt May Minutes** – Motion by Emerson, Second by DuCharme – motion passes 6-0-0
4. **Non-Agenda Public Comment:** Asked if meetings are recorded – answer they are not. Public is welcome to record if they want.
5. **Non-Agenda Committee Member Comments** – Welcome new members to committee.
6. **4:05pm Chair Comments** Document/Plan Review Requests – going to try to get plans to library to be reviewed. Courtesy review of plans at Island Architect’s office is no longer going to be offered. Public cannot photograph plans.
7. **Selection of New Secretary** – Motion by Emerson, second by Edwards to select Bob Steck as Secretary – motion passes 6-0-0.
8. **Project Review:**
  - a. **4:10-4:30pm JONES RESIDENCE– 4<sup>TH</sup> REVIEW**
    - Project #: 432689
    - Type of Structure: Single Family Residence
    - Location: 2315 Rue De Anne
    - Applicant’s Rep: Brian Will 619-204-3739
    - Project Manager: Edith Gutierrez 619-446-5147 EGutierrez@sandiego.gov
    - **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area Council District 1.

MAY ACTION: Motion by Gordon, second by Emerson, that findings can be made on a preliminary basis for the split level house design dated 5/21/2016, and that applicant shall return with city cycle issues for final review.

**April Meeting:** Motion by Ducharme, second by Gordon: that the project return to the LJSPRC with:  
1. Street massing diagram in elevation form and 2. Include adjacent neighbor structure setbacks on east/west site section. Motion passes 6-0-0.

**MARCH MEETING:** *Motion by Crisafi, second by Donovan to be continued to future meeting. Request the appliance respond to the following issues:*

1. *Proposed massing, bulk and scale, step back second floor on East side.*
2. *Refer to first 2 bullet points and images on page 5, La Jolla Shores Design Manual for guidance.*
3. *Provide photo survey/ massing study of proposed design in context with existing homes on the South side of Rue de Anne*
4. *Provide Shading Study along East property line.*
5. *Consider utilizing existing North yard grade rather than raising 18”*  
**The motion passed 5-0-0.**

Project did not present due to not receiving city cycle issues at this time.

**b. 4:30-5:50pm 2702 COSTBELLE SDP – 1<sup>ST</sup> REVIEW**

- Project #: 460884
- Type of Structure: Single Family Residence
- Location: 2702 Costebelle Drive
- Applicant's Rep: Ali Fakhimi 619-309-9831 salami27@gmail.com
- Project Manager: Edith Gutierrez 619-446-5147 EGutierrez@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit for a remodel and a 10,254 sq ft, 2-story over basement addition to an existing residence, new pool and site improvements at 2702 Costebelle Dr. The 0.459 acre site is in the SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. Council District 1.

This was informational only, as the architect was not present. Ryan Farhood, the project's contractor, made the presentation. Story poles have been in place for a couple months, and he showed us a letter from the CC&R committee. No action was taken.

**c. 4:50-5:10pm CARDENAS RESIDENCE – 1<sup>ST</sup> REVIEW**

- Project #: 445629
- Type of Structure: Single Family Residence
- Location: 8466 El Paseo Grande
- Applicant's Rep: Bill Hayer / 858-792-2800
- Project Manager: Glenn Gargas / 619-446-5142 / ggargas@sandiego.gov
- **Project Description:** La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single family residence and construct a new 6,875 (now 6,780) sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.

A motion that “findings could be made” was made by Steck, and seconded by Du Charme. It received a 2-2-1 vote, and was therefore not approved. Steck and Du Charme voted in favor, Edwards and Emerson were opposed, and Crisafi abstained.

**d. 5:10-5:30pm 7734 ESTEREL DRIVE – 1<sup>ST</sup> REVIEW**

- Project #: 480979
- Type of Structure: Single Family Residence
- Location: 7734 Esterel Drive
- Applicant's Rep: Michael Kinoshita 858-268-8176 michaelk@mkainc.com
- Project Manager: Morris Dye 619-446-5245 MDye@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit for the demolition of existing single dwelling unit and construction of a single dwelling unit with a companion unit with total area of 6,129 square feet. The 0.53 acre site is at 7734 Esterel Drive in LJSPD-SF zone of the La Jolla community plan area within Council District 1.

Steck made a motion that “findings can be made”, which was seconded by Edwards. The vote passed 5-0-0.

**9. Adjourn to next PRC meeting Tuesday, July 26, 2016 @ 4:00 p.m.**