

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

Tuesday, July 26 @ 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 – a 4:05pm
2. **Adopt the Agenda**
Steck/Preisendorfer 5-0-1 (Edwards out of room)
3. **Adopt June Minutes**
Steck/Crisafi 4-0-2
4. **Non-Agenda Public Comment:** 2 minutes each for items not on the agenda - none
5. **Non-Agenda Committee Member Comments**
 - a. Emerson – recommends that applicants date/time/photo document site posting before mtg
6. **4:05pm Chair Comments**
 - a. recommends that applicants date/time/photo document at time of initial site posting
 - b. Mtgs are conducted under robert’s rules of order, chair will open project mtg discussion for public after applicant presentation and committee discussion
7. **Project Review:**
 - a. **4:10-4:30pm JONES RESIDENCE– 4TH 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.

Motion that “Findings can be made...” Crisafi/Gordon. Motion passes 4-1-1. (Emerson against, Steck abstain)

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.

b. 4:30-5:50pm 2702 COSTBELLE SDP – 2ND 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.

Motion that “Findings can be made…” Steck/Edwards. Motion passes 4-1-0.

JUNE ACTION:

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 – 2ND 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 6,698 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.

Motion that “findings can be made…” Steck/Gordon. Motion passes 4-1-1. (Emerson against, Crisafi abstain – neighbor former client)

JUNE ACTION: 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 HERR RESIDENCE – 1ST REVIEW

- Project #: 456772
- Type of Structure: Single Family Residence (addition)
- Location: 8452 La Jolla Shores Lane
- Applicant’s Rep: Bill Metz 619-276-1885 billmetzarchitect@mac.com
- Project Manager: Marlon Pangilinan 619-235-5293 mpangilinan@sandiego.gov
- **Project Description:** PRELIMINARY REVIEW La Jolla Shores (Single Disciplinary Review to determine if project is minor in scope / exempt from CDP OR major in scope and requiring a CDP & SDP). The 0.189 acre site is in the LJSPD-SF zone of the appealable coastal zone

and the La Jolla Shores Plan District Community Plan. The project is currently a 2 story single family residence with 2 bedrooms and a guest studio and proposes to add another 2 bedrooms with one bathroom and roof deck over the existing garage, not affecting the footprint / ground space. The proposed project is approximately 689 square feet and will be 12 inches less than the existing ridge line of the existing 2 story residence

**Motion that this project be presented to the LJ Shores Advisory Board. Emerson/Edwards.
Motion passed 6-0-0.**

8. CORRECTION TO JUNE 2016 PRC MINUTES:

- a. In the official minutes that were distributed for the July 8th meeting of the LJCPA 7734 Esterel Drive was not included. Please see correction below:

5:10-5:30pm 7734 ESTEREL DRIVE – 1ST 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, August 26, 2016 @ 4:00 p.m. – at 6:15pm

MEETING PROTOCOLS FOR PROJECT REVIEW:

- The meeting will proceed in three parts:
 1. Presentation by the Applicant:
 - a. 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:
 - a. Members of the public may address the Committee about the proposal.
 3. Deliberation by the Committee:
 - a. 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.