

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
Tuesday, March 28, 2017

In attendance: Dave Gordon, Janie Emerson, Myrna Naegle, Matt Edwards, Bob Steck, Tony Crisafi.  
Dave called the meeting to order at 4:03, Tony was slightly late and did not vote on the motions.

Executive Summary of Motions

1. Adopt the Agenda
  - A. Motion made by Janie Emerson, seconded by Matt Edwards
  - B. Approved 5-0-0
2. Approve Revised February Minutes
  - A. Motion made by Janie Emerson, seconded by Myrna Naegle
  - B. Approved 4-0-1
3. Non-Agenda Public Comment: No comments
4. Non Agenda Committee Member Comments: No comments
5. Chair Comments: No comments

There are two projects on the agenda, each of which are for informational purposes only.

6. 8280 Calle Del Cielo
  - Project #: 529620
  - Type of Structure: Single Family Residences
  - Location: 8280 Calle Del Cielo, 8303 La Jolla Shores Drive
  - Applicant's Rep: Louis Becham (858) 454-2999
  - Project Manager: Pancho Mendoza (619) 446-5433
  - Project Description: La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and storm water management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre lot is located in the Non-apealable Coastal Overlay Zone and CHLOZ at 8280 Calle Del Cielo, in the SF zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1.

Paul Benton described the proposed project in detail. The current 4.45 acre lot has 3 lots and only 1 house on it. The proposal is for 8 houses, each situated on approximately 0.5 acres. These lots will be on an extension of Calle Del Cielo, which will terminate with a large circle. There will not be any public parking on this street, as it is classified as a fire lane. Paul has reached out to the neighbors, a number of whom were in attendance at this meeting.

The concept is to make it a "neighborhood within a neighborhood", and it will include a significant number of trees, some 40' tall, others approximately 20' tall. Jim Neery described the proposed landscape plan.

Tony Christianson described the proposed drainage plan. Each lot will have a bio swell basin which will capture run off, and there will be 2 additional such basins in the proposed development. Excess water will be funneled into 14" pipe, which will run to La Jolla Drive.

Attendees made several comments regarding their concerns over drainage and parking issues. These attendees included Carol Doty, Leane McDougal, Ann Navarra, Mark Leibowitz, Lynn Schenk, Peggy Davis, and Nila Stenish. Phil Merton expressed his concern of the lack of general conformity with setbacks in the vicinity, and the potential disruption of architectural unity of the area. Bernie Segal expressed his concern over the fact that these houses will only include a partial design, and therefore it would be difficult to seek permits for them at this point. Richard Stennis brought up the idea of including a gate which would enhance privacy, and decrease parking problems. Most attendees appeared to support his suggestion.

In terms of committee member feedback, Tony Crisafi asked for the following: to show the existing swale on and around the property, to illustrate what would happen to water discharge during a typical storm, a description of the basin structure, and to show a site section at the pipe outlet at La Jolla Shores Drive, and the reasoning for lots being octagonal to Calle Del Cielo.

7. 8247 Paseo Del Ocaso Residence

Project #: Unknown

Location: 8247 Paseo Del Ocaso

Applicant's Rep: Mike Lake (760) 840-7731

Project Manager: Unknown

Project Description: (Process 3) Coastal Development and Site Development Permit to demolish an existing 1900 sq foot residence, and construct a new 3,750 sq ft two-story single family residence.

Mike Lake described the project. The proposed house would remain in the footprint of the existing house. The height would reach 28'8", at the apex of the elevator compartment. Mike mentioned that he has conducted a meeting with neighbors, all of whom were positive concerning the project. He also mentioned that he may try to retain 50% of the existing walls, but committee members informed him that this would be difficult to achieve given the design. The other feedback concerned the lack of articulation, and the sharp contrast between the house and the elevator/staircase compartment, which simply appears stuck on the side of the proposed building.

The meeting adjourned at 5:50.