

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

Corrected Copy

Tuesday, June 27th, 2017

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
Present – D. Gordon, J. Emerson, M. Naegle, A. Preisendorfer, M. Edwards, M. Czjagkowski,
Absent - T. Crisafi Arrived at 4:06 - B. Steck
2. **Adopt the Agenda: 1st Janie Emerson 2nd Myrna Naegle VOTE: 5-0-0**
3. **Adopt May Minutes: 1st Myrna Naegle 2nd Janie Emerson VOTE: 6-0-0**
4. **Non-Agenda Public Comment: NO Comments**
5. **Non-Agenda Committee Member Comments: NO Comments**
6. **4:05pm Chair Comments**
 - a. Chair conducts committee review following Robert's Rules of Order

7. Project Review:

a. Subdivision 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 Beacham (858) 454-2999
Louis@beachamconstruction.onmicrosoft.com
- Project Manager: Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov

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 stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable 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.

Public Comments from local Residents regarding this project:

Three neighbors from Vallecitos who back up to this property were there as well as their agents/ hired consultants, and objected to or had concerns about the project.

Concerns were around Cycle issues, Storm Drainage design, violations to the LJSPDO and Design Manual, and communication with the City planning. Neighbor Volker to the southeast was worried about drainage from their property and a retaining wall adjacent to their property. Representative for Volk's stated that he had met with the applicant and settled on a mutually agreeable design.

NOTE: When asked about conflict. Janie Emerson wanted it to on record she does not have a conflict with this project.

Two or more residents on La Jolla Shores Drive expressed concerns that the drainage to La Jolla Shores Drive would cause problems for their properties. The applicant offered to meet with them to go over the drainage plan in more detail.

Committee comments had questions/ concerns centered around the following:

Storm Water flow both to LJ Shores Dr and Calle de Cielo.

Driveway requirements and parking on the private street.

A suggestion was made to switch the curve of the private road so as not to impact the neighbors' houses on Vallicitos

Conformance issues concerning the actual designs of the houses. The Committee wants assurances that, if a lot is sold and the new owners want something different, that the new design has to come back through the entire approval process for that house.

Comments were made that this is a special piece of property and it was felt that the lot layout was boring and lacked creativity. Here is a chance to make a great project which creates variety.

Hired consultant for neighbors L. Schenk and B. Segal expressed concern that there were 39 pages of open cycle issues with the city. The applicant responded that the most of the open issues had been resolved with the city and the list decreased to 3 pages, all of which were typical for a project at this stage.

It was encouraged that the applicant/developers continue to meet with the neighbors to allay their concerns.

MOTION: Table this project until next month's meeting:

Motion made by: Myrna Nagel 2nd: Matt Edwards

Vote: 2-2-3

Motion failed.

MOTION: The findings cannot be made for a La Jolla (Process 4) Coastal Development Permit (CDP), Site Development Permit (SDP), Tentative Map for version of 8 lots with private drive, common improvements for drainage and stormwater management, and construction of 8 new single family residences with attached garages.

Motion made by: Matt Edwards 2nd: Myrna Nagel

Vote: 4-1-2

Motion passed.

b. DANG RESIDENCE RESTORATION

- Project #: 545449
- Type of Structure: Single Family Residence
- Location: 7411 Hillside Drive
- Applicant's Rep: Laurie Madigan 619-990-6727 Laurie@MadiganInc.com
- Project Manager: Francisco Mendoza 619-446-5433 FMendoza@sandiego.gov
- **Project Description:** (Process 3) Coastal Development and Site Development Permit for a single family home to repair the steep hillside and Environmentally Sensitive Land (ESL The site is within the non-appealable Coastal Overlay Zone (N-App-2) within LJSPD-RS zone within Council District 1.

MOTION: The findings can be made for the Dang Residence Steep Slope Restoration

Motion made by: Janie Emerson 2nd: Myrna Naegle

Vote: 7-0-0

Motion passed.

c. CAMPOS RESIDENCE

- Project #: 534717
- Type of Structure: Single Family Residence
- Location: 8501 Avenida De Las Ondas
- Applicant's Rep: Carlos Wellman (858) 442-8009 carlos@thelotent.com
- Project Manager: Gaetano Martedi (619) 446-5329 gmartedi@sandiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a 670 sq ft first floor addition and 1,908 sq ft second floor addition, including a garage, spa and new deck to an existing dwelling unit. The 0.47 acre site is located at 8501 Avenida De Las Ondas within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

Applicant noted that they had revised the plans since the La Jolla Shores Planned District Advisory Board meeting based on requests by the neighbors to the North.

Committee comments:

Issue with drainage from the above development Montoro and a private drainage system.

Request: The applicant return next month with updated, accurate drawings, detailed engineering plans, materials board, detailed drainage and geological information. Also requested that the revision of drawings presented next month reflect that they had been submitted to the city.

Applicant agreed.

MOTION: Request the applicant return next month with revised plans for the residence, drainage and geological.

Motion made by: Janie Emerson

2nd Myrna Naegle

Vote : 7-0-0

Motion passed.

d. PRESENTATION - Proposal for Incentive Based Zoning for Coastal Development -

Presenters: Eric Lindebak and Diane Kane

NOTE: No quorum of LJSPRC members

Information only – no findings

Adjourn to next LJSPRC Meeting Tuesday, July 25, 2017 at 4PM