

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

Revision 2

Tuesday, July 25th, 2017 @ 4:00 p.m.

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

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
2. **In Attendance:** Tony Crisafi, Matt Edwards, David Gordon, Bob Steck, Janie Emerson, Angie Preisendorfer, Myrna Naegle **Absent:** Michael Czajkowski
3. **Adopt the Agenda:** Janie Emerson made motion to adopt, 2nd: Tony Crisafi. **Vote:** 7-0-0
4. **Adopt June Minutes:** Janie Emerson made motion to approve, 2nd: Bob Steck, **Vote:** 7-0-0
5. **Non-Agenda Public Comment:** Phil Merten discussed the City Council meeting Monday July 24 regarding affordable housing and companion units (guesthouse) permits, and no mention was made about the slow and expensive costs of City Developments Services.
6. **Non-Agenda Committee Member Comments:**
Janie Emerson and Angie Preisendorfer discussed attending the SD City Council meeting and the blanket change to allow companion (guest houses) City wide. Please attend the the September 12 San Diego Council meeting
7. **4:05pm Chair Comments**
Note that comments from the public are welcome. However, in order to respect others time, it is requested that members of the public limit their comments and questions to 2 minutes. It is also requested members of the public refrain from repeating the same comments others have already made. Any member of the public planning to make a formal presentation or a discussion longer than 2 minutes will need to schedule time on the agenda with the chair prior to the meeting.
8. **4:05 – 4:15pm Future Meetings:**
 - a. Discussion regarding change of LJSPRC meeting date to another day earlier in the month to allow time for the minutes to be completed in time for topics to be included in the La Jolla Community Planning Association Agenda. New date will be discussed via email between the committee members. New date will be implemented for September meeting or late and will be announced at least one month prior to the change.
 - b. Coverage for chair for August meeting. Janie Emerson will act as Chair for the August LJSPRC meeting.

9. Project Review:

a. 4:15-4:45pm PRICE/COHEN RESIDENCE – Information Only

- Project #: 529988
- Type of Structure: Single Family Residence
- Location: 2045 Lowry Place
- Applicant's Rep: Michael Morton (858) 459-3769 michael@marengomortonarchitects.com
Audrey Cordero (858) 454-9133 ACordero@designstudiowest.com
- Project Manager: Not assigned (619) 446-xxxx xxxxxx@san Diego.gov

Project Description: (Process 3) Possible Coastal Development Permit and Site Development Permit for a 1250 sq ft second floor addition to an existing 2100 sq ft single story residence. Existing residence includes a garage and spa. The addition will include a new deck. The site is located at 2045 Lowry Place 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.

Information only:

Neighbor Kathleen Neil, residing directly behind and southeast of the Price-Cohen residence, expressed concern for privacy and rear setback on the second floor. Phil Merten who has been hired to represent Ms. Neil, also made comments opposing the project. Chair, David Gordon recommended that the applicant and their rep work with the neighbor to attempt to resolve issues.

Project will return for presentation and vote after the city DSD completes the change from Ministerial to Discretionary project and issues the assessment letter and cycle issues.

b. 4:45-5:15pm CAMPOS RESIDENCE 2nd Review

- 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@san Diego.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.

**Findings can be made for site development Permit SDP and CDP for Project #: 534717
Vote 6-0-1 (1 abstained "lack of familiarity")**

c. 5:15-5:45pm ARDATH RD RESIDENCE

- Project #: 531990
- Type of Structure: Single Family Residence
- Location: 2509 Ardath Rd
- Applicant's Rep: Jose Martinez (858) 427-4161
Dinesh Korat (619) 813-3345 dskorat@gmail.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
- **Project Description** (Process 3) Coastal Development Permit & Site Development Permit for the addition of 344 square feet and remodel of existing residential single dwelling unit for a total of 3,920 square feet of construction. The 0.34 acre site is located at 2509 Ardath Road in the Coastal (Non- Appealable) overlay zone within the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

**Findings can be made for Site Development Permit SDP and CDP for Project #: 531990
Vote 7-0-0**

d. 5:45-6:15 DOSTART RESIDENCE (Reviewed for info Sep 2016)

- Project #: 549333
- Type of Structure: Single Family Residence
- Location: 3115 Bremerton Place
- Applicant's Rep: Joseph Reid (858) 456-8555 jreid@isarchitecture.com
- Project Manager: Gaetano Martedi (619) 446-5329 gmartedi@sandiego.gov
- **Project Description** (Process 3) Site Development Permit for demolition of an existing 2,681 sq ft single story, single family home and construct a new 5,103 sq ft two-story single family residence with attached two car garage and covered rear patio on a 15,007 sq ft lot
Existing FAR: .18 New FAR: .34
Observing existing setbacks: Front 20'; Side North 8'-10"; Side South 8'-11"
Front porch encroaches 6'-0" into Front Yard Setback
Structure Heights: Existing 13'-0" Proposed 24'-7 1/2"
The 0.34 acre site is located at 3115 Bremerton Place in the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

Tony Crisafi made a motion to return after city cycle issues were addressed and Heights are signed off by Planning Department.

Janie Emerson 2nd

Vote 6-1-0

e. 6:15-6:45pm GREENBERG RESIDENCE

- Project #: 556536
- Type of Structure: Single Family Residence
- Location: 8276 Paseo Del Ocaso
- Applicant's Rep: Michael Morton (858) 459-3769 michael@marengomortonarchitects.com
- Project Manager: Martha Blake (619) 446-5375 mblake@sandiego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling and construct a 4,902 sq ft two story dwelling with a 784 sq ft basement, swimming pool and spa located at 8276 Paseo Del Ocaso. The 0.12 acre site is located 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.

Information only:

Committee members raised concerns about:

FAR of 93% which far exceeds the average in the neighborhood.

Side set backs are only 4' with an added 30" eave on 2nd story were a concern

6 bedrooms, questions raised about adequate parking in the beach area, 2 car garage with a 17' driveway

Bulk and Scale

Lack of articulation of the 2nd story

Project will return for presentation and vote after the city DSD issues the assessment letter and cycle issues.

Adjourn to [next PRC meeting Tuesday, August 22, 2017 @ 4:00 p.m.](#)