

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

Revision 0

Tuesday, October 24th, 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
 - a. Members in Attendance: Michael Czajkowski, Janie Emerson, David Gordon, Myrna Naegle, Angie Preisendorfer, Bob Steck, Tony Crisafi (arrived 10 minutes late)
 - b. Not in Attendance Matt Edwards
2. **Adopt the Agenda** - Motion made by Janie Emerson, 2nd Angie Preisendorfer VOTE 6-0-0
3. **Adopt September Minutes** - Motion made by Janie Emerson, 2nd by Bob Steck VOTE 6-0-0
4. **Non-Agenda Public Comment:**
 - a. Phil Merten Objects to The information only item Price/Cohen residence, Project #: 565738 on the agenda, siting cycle issues, and public notification.
 - b. David Gordon, Chair noted No limit on Information Only projects. Asked Phil Merten about his financial interest as a paid consultant and a member of the CPA
 - c. Phil Merten replied that he was paid by Kathleen Neil a neighbor to the Price/Cohen project.
 - d. Chair stated that this project was on the agenda and to wait as all comments this was time is for Non agenda comments.
5. **Non-Agenda Committee Member Comments** – none.
6. **4:05pm Chair Comments** = none.
7. **Project Review:**
 - a. **GREENBERG RESIDENCE (4th Review)**
 - 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 2,069 sq ft one story single family residence dwelling and construct a 4,364 sq ft two story dwelling with a 814 sq ft basement located at 8276 Paseo Del Ocaso. New roof deck area and roof mounted PV system.

Provide other miscellaneous site improvements as shown on the site plan such as new lap pool, site walls, fences, and hardscape. The FAR is 0.83 and 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. (Note – applicant is revising square footage and FAR, new numbers will be updated prior to the meeting).

Discussion:

Project Representative, Michael Morton, stated the project FAR 0.81 down from 0.89, side set backs on the 2nd story have been pulled in both on the north and south, and rear set back 18' on 2nd story deck with obscure glass railing. Project is now 5 bedrooms not 6. Basement now has a light well.

Mary Little (west neighbor) worries about privacy, pool splash run off.

Bob Whitney asked if the La Jolla Shores PDO had a FAR requirement? Asked about the height of existing west side hedge. 18'6"

Karen Winner (neighbor to north) appreciates the attempt to accommodate her concerns, Still worried about bulk and scale of the project.

Peggy Davis concerned with the cycle issues, Geology reports, landscaping, drainage, excavation and shoring of the basement.

Phil Merten stated the is project not in conformance with rear set backs based on a string line evaluation that he admitted has not been used by DSD for quite some time.

Bob Whitney asked Phil Merten if he was also a paid consultant on this project, His reply "No". Contractor for the project, Lee Austin, pointed out that DSD quit using that "string line method" because it was not a suitable method of evaluation.

Action:

Janie Emerson made a motion Findings cannot be made for Project #556536 for CDP and SDP to demolish an existing 2,069 sq ft one story single family residence dwelling and construct a 4,364 sq ft two story dwelling based on bulk and scale in the surrounding area. 2nd Myrna Naegle. VOTE 5-1-1

b. Shteremberg Residence (Information Only)

- Project #: 568083
- Type of Structure: Single Family Residence
- Location: 8361 Del Oro Court
- Applicant's Rep: Carlos Wellman (858) 442-8009 carlos@thelotent.com
- Project Manager: Francisco (Pancho) Mendoza (619) 446-5433 FMendoza@sandiego.gov

Project Description: (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,875 sq ft single story residence (current FAR 0.14) and construction of a new 5,259 sq ft single story residence (proposed FAR 0.26) at 8361 Del Oro Court. The new residence will include 5 bedrooms, 6 bathrooms, 3 car garage, pool, spa with an additional pool bath and a 400 sq ft roof deck. Existing and proposed setbacks are 10 ft side and 20 ft front. Maximum proposed height not to exceed 20 ft. The 0.46 acre site is in 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.

Summary: Cycle issues have not been completed by DSD. Information only, no vote at this time.

c. PRICE/COHEN RESIDENCE (Information Only)

- Project #: 565738
- Type of Structure: Single Family Residence
- Location: 2045 Lowry Place
- Applicant's Rep: Michael Morton (858) 459-3769 michael@morengomortonarchitects.com
Audrey Cordero (858) 454-9133 ACordero@designstudiowest.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@san Diego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit for a 1254 sq ft second floor addition to an existing 2432 sq ft single story residence. including a garage, spa and new deck to an existing dwelling unit. 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.

Public Comment:

Phil Merten representing neighbor Kathleen Neil concern about the spa permit inclusion.

Suggested a site plan, and side lines. Sited 600.24

Bob Whitney concerned about this being an action item on the posted agenda and now an information only item. Code 600.24 not cycle issues

Neighbor Kathleen Neil concerns regarding notification to all surrounding neighbors, still have questions.

Lee Austin, contractor for the project, stated this addition is “modest” for the area

Committee Comments: Myrna Neagle concerned with 2nd story not “wedding cake” style setbacks on the sides.

Bob Steck 50% addition to a home addition was not modest

Summary: Cycle issues have not been completed by DSD. Information only, no vote at this time.

Adjourn to [next PRC meeting Monday, November 20, 2017 @ 4:00 p.m.](#)