

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

**Revision 0**

**Tuesday, January 16<sup>th</sup>, 2018 @ 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. Committee Members in Attendance: Michael Czajkowski, Matt Edwards, Janie Emerson, David Gordon, Myrna Naegle, Angie Preisendorfer, Bob Steck.
  - b. Not in Attendance: Tony Crisafi
2. **Adopt the Agenda** – Motion made by Janie Emerson to Adopt the Agenda, 2nd by Mike Czajkowski  
**VOTE 7-0-0**
3. **Approve December Minutes** – Motion made by Janie Emerson to approve the December Minutes 2nd by Angie Preisendorfer  
**VOTE 7-0-0**
4. **Non-Agenda Public Comment:** Hillside Residents Nancy Monna, Kianoosh Radsan, Chris Day made comments about traffic and Tradesmen parking unsafe and Illegal. Discussion about how to get some action it is outside our committee purview. Chair recommended residents can contact the following City departments and utilize their numbers.
  - a. Development Services - both individual Project Managers as well as their management.
  - b. Traffic and Transportation Committee next meeting January 17, 2018
  - c. Code Compliance
  - d. Police Dept
  - e. Fire Dept
  - f. Streets
  - g. Council Rep Barbara Bry
  - h. The Mayors Office
5. **Non-Agenda Committee Member Comments:** Janie Emerson requested that each project start with the existing square footage of lot and building to remodeled or torn down.
6. **4:05pm Chair Comments:** Chair stated that while chairs have typically abstained from voting, after researching the issue, Robert's Rules of Order states that the chair should not influence the vote but is not required to abstain. Chair intends to vote on some or all issues but will vote after all other votes are tallied so as to not appear to influence other committee member votes.

## 7. Project Review:

### a. 4:15-4:45pm K-3 RESIDENCE (Previously reviewed Sep 2017)

- Project #: 522721
- Type of Structure: Single Family Residence
- Location: 7661 Hillside Drive
- Applicant's Rep: Francisco Mendiola (858) 804-4463 francisco@cdgiinc.com
- Project Manager: Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing residence and construct a new 5,312 sq ft two story over basement unit located at 7661 Hillside Drive. The 0.14 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 within Council District 1.

**Public Comments:** were regarding traffic and parking of Tradesmen, Privacy lost, length of the project to complete. Street repair from the heavy trucks, Delivery trucks and road blockage as a safety issue.

### **Committee Comments:**

Janie Emerson  
Side setbacks? 4'  
Street Depth from Property Line is 4' not 20'  
No articulation  
Would like a Street Scene & Elevations

**Chair Comments:** Not our venue for traffic, Add to the CPA Agenda to look at the whole issue of Maintain of Street, Traffic control, Safety for SDFD and SDPD.

**Decision was made to postpone for one month** and request applicant return with:

Elevations Defined  
Setback more clear  
Meet with all Neighbors  
Landscape Plan  
Correct driveway setback.

**Note - during the Sep 2017 LJSPRC Meeting,** applicant was requested to return with following information:

Need confirmed numbers, Lot size, Square footage of the project, Heights, Grade measurements  
Cycle Issues  
Materials board  
Street Elevations  
Neighbors comments

**b. 4:45-5:15pm BLACK HALIBUT Project**

- Project #: 516011
- Type of Structure: Single Family Residence
- Location: 8470 El Paseo Grande
- Applicant's Rep: Claude-Anthony Marengo (619) 417-1111  
CAMarengo@marengomortonarchitects.com
- Project Manager: Glenn Gargas (619) 446-5142 [GGargas@san Diego.gov](mailto:GGargas@san Diego.gov)
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, in the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1.

**Additional info:**

Ocean Front 11,740 sq ft lot Street Height 26'4" rear of the project 27' Driveway setback 20'7".  
Landscape low maintenance, 3% storm water retained and pumped out.

**Decision was made to postpone for one month** and request applicant return with:

Discuss with and provide feedback from the Neighbor to the north  
FAR without the sand beach  
Updated rendering of the westside

**c. 5:15-5:45pm BALBARAIS ADDITION Project**

- Project #: 558329
- Type of Structure: Single Family Residence
- Location: 2175 Calle Frescota
- Applicant's Rep: Aaron Borja (909) 921-3145 [aaronb@architectslocal.com](mailto:aaronb@architectslocal.com)
- Project Manager: Glenn Gargas (619) 446-5142 [GGargas@saniego.gov](mailto:GGargas@saniego.gov)
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 2,380-square-foot addition/remodel to an existing, two-story, 1,845-square-foot, single family residence including a new second floor companion unit above existing garage resulting in a 4,225-square foot single family residence on a 5,728 square-foot property. The project site is located at 2175 Calle Frescota, in the SF Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area. Council District 1. There are several unpermitted improvements and additions to the property and the project is currently a Code Enforcement Case (No. 235809).

**Additional info:**

Remodel/ addition and to fix addition done without permits. adding a 3rd story room and roof deck with trellis over deck, deck to be access only from exterior spiral stair case.  
Westside setback only 3'9"

**Committee Comments:**

Applicant hasn't met with the neighbors  
No articulation on the third story wall with a very narrow setback and close alley entrance  
No landscape plan

**Decision was made to postpone for one month** and request applicant return with:

Talk to the neighbors and provide feedback to the committee  
Review setback  
Review what can be done with third story trellis (over second floor deck)  
Address lack of articulation  
Review FAR - Although Gross Floor Area (GFA) and Floor Area Ratio (FAR) are not development standards in the La Jolla Shores Planned District Ordinance (LJSPDO), the LJPDO and La Jolla Community Plan (LJCP) contain regulatory and policy language regarding appropriate building and structure relationships, architectural form, setbacks, character, and providing harmonious transitions between new and existing development (LJCP, Community Character, p.90 / SDMC Section 1510.0301).

**Adjourn to next PRC meeting Tuesday, February 20, 2018 @ 4:00 p.m.**