

LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 3 (Draft)

Tuesday, February 20th, 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, Angie Preisendorfer, Bob Steck, Tony Crisafi. Myrna Naegle (arrived 15 minutes late)
2. **Adopt the Agenda** – Motion made by Janie Emerson to Adopt the Agenda, 2nd by Bob Steck
VOTE 7-0-0
3. **Approve January Minutes** - Motion made by Janie Emerson to Approve January Minutes, 2nd Tony Crisafi
VOTE 7-0-0
4. **Non-Agenda Public Comment:** 2 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
 - a. Calle Frescota resident concerned about meeting notification on projects. Chair explained the notification are done by the Development of the City of San Diego. Chair asked for email of the resident to send her information on where she can find future agendas.
5. **Non-Agenda Committee Member Comments** - None
6. **4:05pm Chair Comments** - Chair discussed and reviewed that committee members are not allowed to have private discussions about projects that will be reviewed at upcoming LJSPRC meetings. It could result in a violation of the Brown Act. While it is not technically forbidden for a committee member to discuss the project with one or two people, if one of those people then continue the conversation with other committee members (particularly if communicated by email), that could be interpreted as a “serial meeting” which is prohibited by the Brown Act. Chair recommended that committee members avoid any private discussions about projects that they will be voting on at upcoming meetings.
7. **Project Review:**
 - a. **4:15-4:30pm BLACK HALIBUT Project (Previously reviewed Jan 2018)***
*** Note – only open items from Jan minutes will be reviewed**
 - 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@sandiego.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.

- **Continued from January 16 meeting** to address:
 - FAR without sand beach included - without sand beach: (.81), with sand beach: (.59)
 - Provide upgraded west side rendering – provided
 - Meet with neighbor to north (Mr. Richard Johnson) Applicant met with Mr. Johnson and Mr. Johnson attended the meeting and spoke. His concerns were the basement level and if the project met with the City plan. He was also concerned about the fragile masonry wall between the properties. The Applicant related that The project will use strength meters on the existing cracks to keep aware of possible damage, and if damage it would be resolved between the neighbors.
- **Public Comment:**
 - A resident was concerned about the protruding deck on first floor is setting precedence. Mr Marengo (applicant) showed that if a string line used it would line up with neighbors on the North and South side
 - Peggy Davis voiced concerns about excavation/grading on the 4000 sq ft basement, and Bulk and Scale. Mr. Marengo said the grading of the project will be approved by City Engineering staff.
- **Motion:**
 - Findings can be made for the Site Development Permit #: 516011, and Coastal Development Permit.
 - Bob Steck made motion, 2nd by Angie Preisendorfer.
 - **Vote: 4-2-1**
 - Janie Emerson & Myrna Naegle voted no, Michael Czajkowski abstained, Tony Crisafi recused

- b. **4:30-5:00pm PRICE/COHEN RESIDENCE (Previously Reviewed Oct 2017 as Information Only)***
***Note that since Oct presentation, project scope has significantly changed – see description below**
- Project #: 565738
 - Type of Structure: Single Family Residence
 - Location: 2045 Lowry Place
 - Applicant's Rep: Bruce Peeling (619) 517-7400 brucepeelingaia@me.com
 - Project Manager: Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
 - **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing 2432 gross sf area single story residence (current FAR 0.42) and construction of a new 3,533 gross sf two story residence containing 1,562 sf on the main level, 1,367sf on the upper level, 604sf of garage and storage space and a 190sf deck. The new FAR will be 0.61. The new residence will consist of 3 bedrooms (plus a 4th den/bedroom flex space), 4 bathrooms, and a 2-car garage. Maximum proposed height not to exceed 24' 9 1/2'. 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.
 - **Presentation:**
 - Project redesigned from a remodel to demolition of existing 2432 sq ft residence and new construction. Mr. Bruce Peeling explained the difficult shape of the lot leaves little room for flexibility. Irving Gill style.
 - **Public Comment/ Discussion:**
 - Phil Merten (representing Kathleen Neil direct rear neighbor). Concerned about bulk and scale, air flow blockage. Per the PDO suggests a step back/ articulation on the 2nd story (i.e. wedding cake).
 - Kathleen Neil requested the bedroom over the garage move to allow more airflow from the ocean.
 - **Committee Comment/ Discussion:**
 - Discussion of redesigning the 2nd floor to add articulation and avoid the flat 2 story wall on the west side and also the front door flat wall on east/north sides fireplace.
 - **Motion:**
 - Defer the project approval to a future meeting date to address concerns and comments regarding west side set backs on the 2nd story.
 - Janie Emerson made motion, 2nd by Myrna Naegle
 - **Vote: 7-1-0**, David Gordon voted no. All others voted yes.

c. **5:00-5:30pm PATHRIA RESIDENCE (first presentation)**

- Project #: 566727
- Type of Structure: Single Family Residence
- Location: 7975 Calle De La Plata
- Applicant's Rep: Hector Aramburo (619) 522-9040 ha@christianrice.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
- **Project Description:** (Process 3) Coastal Development Permit and Site Development Permit for a demolition of an existing single family residence and construction of a new 3,995 sf two story residence at 7975 Calle De La Plata. The 0.15 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.
- **Presentation:**
 - Unusual shaped lot on corner with only one direct neighbor. 25' height.
- **Public Comment/ Discussion:**
 - Peggy Davis asked if applicant had contacted neighbors. Applicant responded that they had contacted several but several could not be reached, as those properties were short term and other rentals with out-of-town owners.
 - Phil Merten commented that city code does not allow pools in "street yard" setbacks.**
- **Committee Comment/ Discussion:**
 - Tony Crisafi commented that the project looked "too busy", with too many levels on the roof line and that the design was "over-articulated".
- **Result:**
 - Applicant agreed to return for project approval to address concerns about "street yard setback, solid fence located close to property line (in setback) and driveway length.

** **Note:** Phil Merten's comment that "city code does not allow pools in street yard setbacks" was incorrect. There is no prohibition against pools in street yard setbacks unless the pool is 3 ft or more above grade. Reference San Diego Municipal Code Chapter 14, Article 5, Para 145.3110.

d. 5:30-6:00pm SIDE LLC Project (first presentation)

- Project #: 571249
- Type of Structure: Single Family Residence
- Location: 7687 Hillside Drive
- Applicant's Rep: Alejandro Doring (858) 349-3355 adoring@mac.com
- Project Manager: Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to an existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.
- **Presentation:**
 - 2 lots on a steep hillside one lot with existing to be remodeled with a FAR .25 with 69% landscaping. New construction of a new residence on the 2nd lot, FAR .35, 40% landscaping slope on driveway 15% slope.
- **Public Comment/ Discussion:**
 - Tom Grunow neighbor concerned about new construction on the property line, pushing the limit. No storm drain on Hillside and this property has a water issue.
 - Chris Day expressed concerns about adequate construction management. Anne Gilchrist expressed concerns that there needed to be a full time site manager. PRC advised that while the committee is sympathetic to their concerns, these are outside the purview of the LJSPRC. Recommended working through City Council and appropriate city departments.
 - John Gilchrist, neighbor concerned about fire lanes, parking of construction worker vehicles. EIR needs to be required traffic/ parking cumulative traffic on the city street. MMD report.
- **Committee Comment/ Discussion:**
 - Bob Steck asked if the applicant had met and discussed with neighbors.
 - Tony Crisafi commented that the zero front setbacks need to be justified by the city, expressed concern about the second story located right on the property line.
 - Committee discussion regarding the fact that LJSPRC has responsibility for one side of the street and DPR has responsibility for the other side of the street and each side is subject to different rules. LJSPRC side subject to the LJS PDO, the other side is not.
 - Matt Edwards and David Gordon expressed concerns about length of driveway.
 - Janie Emerson stated that the chimneys exceed the 30' height limit.
- **Motion:**
 - For applicant to return to future meeting to report to committee to address concerns:
 - Lowering Chimneys to below the 30' height limit
 - Front setback/ zero property line justification
 - Driveway 20' from where the sidewalk would be if there was a sidewalk
 - Contact neighbors and obtain feedback/ answer questions.
 - Tony Crisafi made motion, 2nd by Janie Emerson
 - **Vote: 8-0-0**
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e. **6:00-6:30pm SPINDRIFT RESIDENCE Project (first presentation)**

- Project #: 584820
- Type of Structure: Single Family Residence
- Location: 1834 Spindrift Drive
- Applicant's Rep: Scott Frantz (858) 869-2865 sfrantz@islandarch.com
Lisa Kriedman (858) 869-2840 lkriedeman@islandarch.com
- Project Manager: Karen Bucey (619) 446-5049 KBucey@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the demolition of an existing dwelling unit and construction of a new 6,374 SF, two-story dwelling unit over basement, 453 SF guest quarters above open cabana, and new pool at 1834 Spindrift Dr. The 0.57 acre site is located within the Coastal Overlay Zone (appealable), First Public Roadway in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.
- **Presentation:**
 - Tony Crisafi made presentation. Property built 1932-36 but after extensive research determined not to be historic. Structure was remodeled/ altered with 17 additions through its history. 24' driveway with additional 8' to property line. Applicant contacted all neighbors.
- **Public Comment/ Discussion:**
 - Peggy Davis expressed concern that the pool was too close to the side yard property line. Tony Crisafi responded that it conformed to the current code.***
- **Committee Comment/ Discussion:**
 - None of note
- **Motion:**
 - Findings can be made for Site Development Permit and Coastal Development Permit (CDP) Project #: 584820.
 - Motion made by Matt Edwards, 2nd by Janie Emerson
 - **Vote: 6-0-0** Tony Crisafi recused, Bob Steck not present

*****Note:** (Clarification) During the meeting, it appeared the swimming pool was very close to the property line and Tomy Crisafi stated that city code allowed that. Actually, the pool is 3 ft from the property line and there is a water feature that is between the pool and the property line. Pools are required to be 3 ft from the property line while there is There is no requirement regarding water features. Reference San Diego Municipal Code Chapter 14, Article 5, Para 145.3110.

Adjourn to next PRC meeting Monday, March 19, 2018 @ 4:00 p.m.