

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (draft)**

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**Revision 0**

**Monday, March 19<sup>th</sup>, 2018 @ 4:00 p.m.**

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

**Meeting Room 1**

1. **4:01pm Welcome and Call to Order:** David Gordon, Chair
  - a. Committee members in attendance: Matt Edwards, Janie Emerson, David Gordon, Angie Preisendorfer, Bob Steck, Mryna Naegle, Tony Crisafi 5 minutes late.
  - b. Committee members not in attendance: Michael Czajkowski (excused absence).
2. **Adopt the Agenda** – Motion made by Angie Preisendorfer, 2nd Bob Steck **VOTE: 5-0**
3. **Approve *February* Minutes** – Motion made by Angie Preisendorfer, 2nd Bob Steck **VOTE: 5-0**
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** None.
6. **4:05pm Chair Comments:**
  - a. (Note – this comment was made at the end of the meeting) Chair made comment about the drawings sent to the CPA/ LJSPRC by the city and that they can be made available to interested members of the public at either the PRC meeting or the CPA meeting. Drawings for the projects being presented are brought to the PRC meeting. If interested in drawings for previously presented projects, future projects or for review during CPA meeting, please contact chair ahead of time.

## 7. Project Review:

### a. 4:15-4:45pm PRICE/COHEN RESIDENCE (previously reviewed Feb 2018)\*

- Project #: 565738
- Type of Structure: Single Family Residence
- Location: 2045 Lowry Place
- Applicant's Rep: Bruce Peeling (619) 517-7400 [brucepeelingaia@me.com](mailto:brucepeelingaia@me.com)
- Project Manager: Glenn Gargas (619) 446-5142 [ggargas@sanidiego.gov](mailto:ggargas@sanidiego.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 3,749 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 flexspace), 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**:
  - Bruce Peeling presented. Several changes made to the project since the February 2018 meeting. One bedroom eliminated on first floor and added to second floor. 2nd story stepped back and articulated, rear setback reconfigured to allow more landscaping. Fireplace and chimney articulated and a small planter added to add greenery at the front door. Different materials on the 2nd floor to add to the articulation.
- **Public Comment/ Discussion**:
  - Kathleen Neil: expressed concern the 2nd story above the garage would impact air flow from the ocean.
  - Phil Merten (representing Kathleen Neil) stated that it has to set back 1 foot on the entire 2nd floor. He claimed that this plan does not conform to the LJSPDO..
- **Motion**: Tony Crisafi made motion, Bob Steck 2<sup>nd</sup>
- **Findings can be made for Site Development Permit SDP and CDP for Project #565738**
- **VOTE 5-2-0**

**b. 4:45-5:15pm PATHRIA RESIDENCE (previously reviewed Feb 2018)\***

- 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:**
  - Representative showed changes that were made to the project since the February 2018 meeting, Driveway reconfigured, Fence design on the west side of the odd shaped parcel was designed to be open as per code, removed over hang above the driveway.
- **Public Comment/ Discussion:**
  - Phil Merten expressed concern about the pool equipment being installed in the setback, Representative responded that the pool equipment would be located in an underground vault which is allowed by code if installed below grade. Mr. Merten questioned whether the swimming pool would be above grade. Representative responded that it would be at grade. Mr. Merten was also concerned about the north setback not conforming to other properties in the neighborhood. Representative pointed out that it would be difficult to compare setbacks to other properties because of the shape of this property and that it faces two different streets and has only one side adjacent to another property..
- **Committee Comment/ Discussion:**
  - Tony Crisafi, Janie Emerson, Matt Edwards had concerns and issues with the driveway not 20' as required by code.
  - David Gordon expressed concern that the fence along the east setback did not meet code as it was 6 ft solid. Code requires fences in the setback to be limited to 3 ft solid at the property line and can be higher (up to 6 ft) the farther into the setback.
- **Result:**
  - Postponed for these issues:
    - Provide photos of existing homes in the neighborhood. (design consistent with neighborhood and articulation issues).
    - Present City approved driveway and curb cut.
    - Follow City standard regulations or show that the fence is in conformance to the LJSPDO. The wood example does not conform, a green hedge will be more attractive.
    - Respond to City comment regarding Public Views.

c. **5:15-5:45pm SIDE LLC Project (previously reviewed Feb 2018)**

- Project #: 571249
- Type of Structure: Single Family Residence
- Location: 7687 Hillside Drive
- Applicant's Rep: Alejandro Doring (858) 349-3355 [adoring@mac.com](mailto:adoring@mac.com)
- Project Manager: Pancho Mendoza 619-446-5433 [FMendoza@sandiego.gov](mailto: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 and 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:**
  - Representative changed the height of the chimneys to be less than 30', showed traffic plans and parking arrangement for construction vehicles.
- **Public Comment/ Discussion:**
  - Larry Hecker 7677 Hillside Drive, direct neighbor to the south worried about the view and mass of the new construction.).
  - Ione Steigler, Architect for 7677 Hillside Dr, worried about impact on the adjacent property, View, Mass, and does not comply with La Jolla community Plan.
  - Barbara Majure concerned about construction staging, traffic control on Hillside Drive.
  - John Gilchrist, 7990 Hillside Drive, concern about an Environmental report.
  - Nancy Manno responded knowing private views are not protected but wanted to say "It's incorrigible the encroachments on views in our community"
- **Committee Comment/ Discussion:**
  - Tony Crisafi benefit to applicant, Board, citizens. Zero foot set back on a 2 story building.
  - Bob Steck: concerned about the neighbors.
  - Myrna Naegle- pushing the limit.
  - Janie Emerson-New construction has to conform to the LJSPDO, drainage, storm water,bulk and scale.
  - Description on the project from the City misleading on square footage. David Gordon will follow up with the City.
- **Result:** Vote postponed for allow for resolution of:
  - The zero foot proposed setback is not in conformance with older one story homes with existing zero foot setback.
  - The designs lack horizontal articulation, upper levels do not step back.
  - .43 FAR- lower lot design, .59 FAR upper lot design need to be verified.
  - Describe general drainage, need to address the drainage design.
  - **MEET WITH THE NEIGHBORS.**

**d. 5:45-6:15pm McCasland Addition Project (first presentation)**

- Project #: 553305
- Type of Structure: Single Family Residence
- Location: 2555 Ardath Road
- Applicant's Rep: Rob Balentine (858) 531-5106 [robmbalentine@gmail.com](mailto:robmbalentine@gmail.com)
- Project Manager: Tim Daly (619) 446-5356 [tpdaly@sandiego.gov](mailto:tpdaly@sandiego.gov)
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the addition of an 855 sq ft single story companion unit to an existing 2,693 sq ft single story single family dwelling with an FAR of 0.18. After the addition is completed, the FAR will be 0.25. The site is located at 2555 Ardath Rd within the Coastal Overlay Zone (non-appealable), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.
- **Presentation:**
  - Mr. Balentine made presentation and clarified that the project was submitted before the new companion unit zoning. This addition includes a 2 bedroom cottage for aging parents. .25 FAR 800 sq ft, no kitchen.
- **Public Comment/ Discussion:** None
- **Committee Comment/ Discussion:** None.
- **Motion: Bob Steck made a motion, 2nd Matt Edwards**
  - **Findings can be made for Project Description: (Process 3) Site Development Permit and Coastal Development Permit #: 553305.**
  - **Vote: 7-0.**

e. **6:15-6:45pm BALBARAIS ADDITION Project (previously reviewed Jan 2018)**

- 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@sandiego.gov](mailto:GGargas@sandiego.gov)
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 2,077-square-foot addition/remodel to an existing, two-story, 2,383-square-foot, single family residence including a new second floor addition above the existing garage resulting in a 4,460-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).
- **Presentation:**
  - Changes made since previous LJSPRC meeting, outside west stair case to 2nd floor removed..
- **Public Comment/ Discussion:**
  - Patricia Gallen- Concerned about this becoming a VRBO/ AIRBNB, Garage currently converted into a living space, zero parking available.
  - Phil Merten (representing an anonymous neighbor) expressed concerns about ownership/ quit-claim deed, attempt to circumvent the code. 2 Dwellings are illegal.
- **Committee Comment/ Discussion:**
  - Janie Emerson- concern that representative did not give full disclosure of the vote at the Planned District Advisory Board meeting held earlier in the day.
  - Committee members expressed concern that parking in the beach impact zone does not comply, Bulk and Scale, outside stair case and outside colonnade feels like a multiple unit..
- **Result: Continued to future meeting**

Adjourn to **next PRC meeting Monday, April 16, 2018 @ 4:00 p.m.**