

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (Draft)

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 0

Tuesday, January 22nd, 2019 @ 4:00 p.m.

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

Meeting Room 1

1. **4:36pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
 - a. Introduction of committee members.
 - b. Committee members in attendance: Tony Crisafi, Michael Czajkowski, Matt Edwards, Andy Fotsch, David Gordon, Angie Preisendorfer
 - c. Committee members absent: Janie Emerson, Myrna Naegle
2. **Adopt the Agenda**

Motion: Adopt the Agenda with changes to the order of topics (Edwards/ Fotsch)
Vote: 5-0-0
3. **Approve November Minutes**

Motion: Approve November minutes (Fotsch/ Edwards)
Vote: 5-0-0
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments:** None
6. **4:05pm Chair Comments:** None
7. **Project Review:**
 - a. **4:15-4:45pm HERSCHFIELD RESIDENCE – CDP/ SDP (First Presentation for vote)**
 - Project #: 603740
 - Type of Structure: Single-Family Residence
 - Location: 8230 Prestwick Drive
 - Applicant's Rep: Chandra Slaven (619) 316-7645 <mailto:CSlaven@blueheron.com>
 - Project Manager: Pancho Mendoza (619) 446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing single-family residence constructed in 1985 and construct a one-story single-family residence with basement, decks, garage, mechanical room, and back-yard swimming pool totaling 12,092 square-feet. The 0.45 acre project site is located 8230 Prestwick Drive. The one-story residence over basement will include features such as tile cladding, wood paneling, with a smooth plaster finish and a flat sloping roofline. The landscaping plan consists of City approved street trees, native and drought-tolerant landscaping to minimize irrigation requirements. The site is located in the La Jolla Shores Planned District-SF Zone and the Non-appealable area of the Coastal Overlay Zone within the La Jolla Community Plan area and Council District 1.
 - **Lot Size:** 0.45 acre
 - **Existing Home:** 4,067 sq ft Total (including non-livable)
Height: 17'6"
 - **New Home:** Main Level: 5,164 sq ft livable, 611 sq ft non-livable
Lower Level: 5,458 sq ft livable, 859 sq ft non-livable
Total: 10,622 sq ft livable, 12,092 sq ft (including non-livable)
Proposed Home Height: 21'7"

- **Presentation by Applicant:**
 - Owners and architect met with neighbors and design review CC&R Dec 15
 - Passed all City cycle issues
 - Good input from LJSDBR last week
 - 20.5 ft driveway to garage
 - Existing landscaping on slope required
 - Exterior Stucco, concrete, wood, steel
 - Roofing is concrete tile
 - 21'7" max height, 17' 7 1/2" from the street
 - Main floor street level 5160 sq ft
 - Lower level 6300 sq ft
 - total 12,000 sq ft
- **Discussion:**
 - **Pubic Comments:**
 - Fay Strum across the street neighbor view impact, 4' above the existing chimneys. Mud Slide issues, Geological issues in the area. Concerned size sets a precedent for the neighborhood.
 - Pat Miller neighbor across the street, issues with heights of the parapets, flat roofs in the neighborhood, Size and mass of the project 2 times as large as largest home, 3 times of the majority of the neighborhood.
 - Legal issues regarding pitch roof vs flat is a CC&Rs requirement
 - **Committee Comments/ Discussion:**
 - Chair commented that CC&R's are not to be considered. CC&R's are private agreements between owners. Also Geological issues are out side our purview.
 - Matt Edwards requested to see elevations, finish grade plans
 - FAR .27-.28
 - Andy Fotsch requested information on 300 ft survey
 - Tony Crisafi, parapet calculation 7.5', garage door out of scale with the neighborhood, No floor plan, Style is too grim
 - David Gordon requested FAR comparison, neighborhood character study (at least 3 houses).
- **MOTION: Applicant return with following additional information: (Crisafi/ Czajkowski)**
 - Floor plans
 - Survey of homes within 300 ft of the property. Typically this includes comparison of GFA, FAR (with and without garage), lot size, setbacks, etc.
 - Elevations, finish grade plans
 - Photo survey of homes in the neighborhood versus rendering to the same scale of the proposed home - street view (neighborhood character study)
 - Parapet calculations
 - Site sections
 - During discussion of motion, committee made recommendation that applicant consider reducing massing and garage height.

VOTE: 4-0-2 Edwards and Gordon (chair) abstained

b. 4:45-5:15pm Charter/ Bylaws - Revision - Review/Approval

- **Discussion of existing LJSRPC Charter and Proposed Revision of Charter/ Creation of Bylaws**
- Proposed new bylaws to replace existing charter were distributed at October's LJSRPC meeting. They were distributed again prior to the November meeting, prior to the December La Jolla Community Planning Association meeting as well as other occasions. In spite of that, some members of this committee and other community members have claimed they have not had time to review them. A few minor comments have been received since the November LJSRPC meeting and two minor changes were incorporated in revision 1 of the Bylaws, which were distributed again.
- **MOTION: to accept the Bylaws (revision 1) as presented.** (Fotsch/ Edwards).
- **VOTE: 6-0-0**

c. 5:15-5:45pm MAROUF – SDP/ CDP (First Presentation)**

- Project #: 614315
- Type of Structure: Single-Family Residence
- Location: 2465 Hidden Valley Road
- Applicant's Rep: C.A. Marengo (858) 459-3769 cmarengo@marengomortonarchitects.com
- Project Manager: Xavier Del Valle (619) 557-7941 xdelvalle@sandiego.gov
- **Project Description:** (Process 3)- Site Development Permit (SDP), The proposed project is located at 2465 Hidden Valley Road on 12,650 sq ft a lot. The current proposed project is to amend the existing coastal permit/ site Development permit. The site is in the Coastal Overlay Zone (Non-Appealable) in the SF zone(s) of the La Jolla Shores Planned District of the La Jolla Community Plan area within Council District 1.
- Project number 40965 that permitted a guest quarters and a roofed patio area over garage and now is being amended to change this space to a companion unit as a use change and the sq ft being limited to 1200 sq ft of existing space.
- **** This project was previously reviewed and approved as project #409685 in August 2015**
- **Presentation by Applicant:**
 - New State law changes for campion units. Enclosing an existing roofed open space to add to the existing 2nd floor guesthouse.
 - FAR .39
 - Lot size 12,650 sq ft
- **Public Comment:** None
- **Committee Comments and Discussion:** None
- **MOTION: Findings can be made for Process 3 Site Development Permit (SDP)/ Coastal Development Permit (CDP) for Project #614315** (Edwards/ Crisafi)
- **VOTE: 5-0-1** Gordon (Chair) abstained.

d. **5:45-6:15 GLENISTER - SDP Project (First Presentation)**

- **Project #:** 621184
- **Type of Structure:** Single-Family Residence
- **Location:** 7777 Lookout Drive
- **Applicant's Rep:** Fred Bennett (858) 454-4555 tripb@balajolla.com
- **Project Manager:** Glenn Gargas (619) 446-5142 GGargas@SanDiego.gov
- **Project Description:** (Process 3) Site Development Permit to add 1,445 SF 2nd floor Master suite and studio on the top of existing 3,303 SF single-family residence at 7777 Lookout Drive. The 0.23-acre site is located in the Single-Family Zone of the La Jolla Shore Planed District, Coastal overlay (Non-Appellable) of the La Jolla Community Plan Area. Council district 1.
- **Presentation by Applicant:**
 - Adobe house, not historic
 - Adding 1,445 sq ft second story and small area and single car garage to first floor.
 - 6 ft side setback at garage
 - FAR is .50
 - Driveway is 25 ft
- **Public Comment:**
 - Desiree Kellogg requested continuance, she has requested information via email but has not received it yet.
 - Bradford Noble direct next door neighbor expressed concerns about seismic geologic fault line issues. Loss of parking. Impact on light on neighboring and effect on property value.
 - Chair commented that seismic/ geologic issues are not part of LJSPRC purview except to verify that City DSD staff has reviewed and addressed.
 - Applicant stated that their geotechnical engineering/ study and survey has reported that there are no active faults in the vicinity of the project.
 - Sue Pruettt commented on concern that size (square footage) is too large.
 - Rebecca Levi commented on concerns that there is zero existing parking, public nuisance and scale and density issues.
 - Jorge Maschew commented on parking not proportionate and adding 1/3 more square footage. Concerned about problems caused by parking of construction vehicles.
 - Diane Kane concerned about lack of parking.
- **Committee Comment and Discussion:**
 - Chair commented that private views cannot are not considered by the City and LJSPRC cannot consider these in our review. Also commented that public and construction parking are not part of LJSPRC purview if applicant has met the code requirements for required parking on the property. Stated that we sympathize with neighborhood and problem exists throughout the Shores and responsible City departments are not very responsive. Recommended contacting, City parking enforcement, Code Compliance, Fire department, etc. In event construction parking becomes a problem to communicate with construction supervisor.
 - Tony Crisafi commented that the architect did a great job of melding the design with the neighborhood and it is good to see that the existing neglected house is getting some attention.
- **Motion: Findings can be made for Project #621184 for a Process 3 Site Development Permit (SDP) to add 1,445 SF 2nd floor master suite and studio to existing 3,303 SF single family, single story residence at 7777 Lookout Drive.** (Edwards, Czajkowski)
- **VOTE: 4-0-1** Gordon (Chair) abstained.

Meeting adjourned to **next PRC meeting Tuesday, February 19th, 2019 @ 4:00 p.m.**