

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

Revision 1

RESCHEDULED Monday, February 25th, 2019 @ 4:00 p.m.

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

Meeting Room 1

1. **4:10pm 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, Andy Fotsch, David Gordon, Janie Emerson. Matt Edwards (arrived late at 4:47)
 - c. Committee members absent: Angie Preisendorfer, Myrna Naegle
2. **Adopt the Agenda**

Janie Emerson made a request to modify the agenda to move the Bylaws/ Charter discussion until after the projects so the people attending for the projects would not have to sit through that discussion.

MOTION: Approve modified agenda (Emerson/ Fotsch)

VOTE: 5-0-0
3. **Approve January Minutes**

MOTION: Approve November minutes (Emerson/ Fotsch)

VOTE: 4-0-1 (Emerson abstained as she did not attend January meeting)
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** None.
6. **4:05pm Chair Comments**
 - a. Chair requested all comments on projects be concise and to the point and avoid discussion of CC&R's as they are not applicable to the PRC.
7. **Project Review:**
 - a. **4:15-4:45pm HERSCHFELD RESIDENCE – CDP/ SDP (Second Presentation for vote)**

Note: At January LJSPRC meeting, applicant was requested to return with additional information that was not presented.

 - 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"

Setbacks: Front: 15', Rear: 20', North Side: 6', South Side: 6'

- **PRESENTATION and DISCUSSION**

- Applicant's representative (Chandra Slaven and Amy Finchem) provided handouts including Neighborhood Survey and information sheet/ Talking Points. Emphasized that the home will appear as a one story structure from the street view and that the basement would not be visible when viewed from the west as it would be hidden by the shrub and tree canopy which is required to remain in place due to ESL (environmentally Sensitive Landscape). Stated that side setbacks will remain at the existing 6ft. Emphasized that they have met with neighbors and are continuing to try to work with the neighbors regarding disagreements. Applicant did not present the floor plans as their client did not want the floor plans displayed in public.

- **Public Comment:**

- Barbara Groce spoke against the project objecting to the bulk and scale and stated that it did not conform to the neighborhood. She also presented a letter from Juanita Meyer and Linda Swortwood opposing the project.
- Pat Miller also spoke against the project due to bulk and scale and the precedent it would set for the neighborhood. She presented a letter from Bill and Faye Strum opposing the project.
- Concern was expressed that the proposed structure was 3 times larger than anything else in the immediate neighborhood. There were also concerns that the proposed roof would be higher than the existing roof.
- Both neighbors and applicant expressed intent to have further discussions in hope that their differences can be worked out.

- **Committee Discussion:**

- Committee concerns centered on the overall size of the project relative to the immediate neighborhood.
- Concern was raised that while the proposed modern design is not in itself objectionable but that the current design does not blend well in relationship to the houses immediately adjacent (ref La Jolla Shores Design Manual and La Jolla Shores PDO).
- Committee concerned that the proposed side yard setbacks are much smaller than the average of the neighborhood survey and there is only one other house with smaller side setbacks. Also commented that while the proposed side setbacks are same as the existing, the setbacks of the existing home is 6'0" at the narrowest point, they open up to much wider as the home is not parallel to the property line. The proposed home is 6'0" along the entire length.

- **MOTION:** Findings cannot be made for a CDP/SDP on this project because of the design massing resulting in large bulk and scale with lack of articulation and it visually conflicts with the existing community character. This project does not meet the policy guidelines of the local Community Plan, the La Jolla Shores PDO and the La Jolla Shores Design Manual. (Crisafi/ Emerson)

- **VOTE:** 5-0-1 (Chair abstain).

- b. **5:00-5:30pm BENEVENTE RESIDENCE – SDP/ CDP (First Presentation)**

- Project #: 614175

- Type of Structure: Single-Family Residence

- Location: 8516 La Shores Drive

- Applicant's Rep: Jennifer Siller (619) 399-8296 jennifer@sillergroupcorp.com

- Project Manager: Xavier Del Valle (619) 557-7941 xdelvalle@sandiego.gov

- **Project Description:** (Process 3) - Site Development Permit (SDP) for construction of a second-story addition and roof deck to an existing one-story single-family residence totaling 3,961 square feet located 8516 La Jolla Shores Drive. The 0.13-acre site is located in the La Jolla Shores Planned District-Single Family zone, and Coastal Overlay zone (non-appealable) within the La Jolla Community Plan area and Council District 1.
- **PRESENTATION and DISCUSSION**
- Applicant's representative (Jennifer Siller) described project which is adding a second story over an existing one story home.
- **Public Comment:**
 - No comments made from the public but the applicant's representative provided two form letters signed by the two immediate next door neighbors approving of the project.
- **Committee Discussion:**
 - Proposed side yard setbacks at 2'6" on south and 3'3" on the north are less than the minimum recommended in the La Jolla Shores PDO and Design Manual.
 - The proposed south side eave setback is at 6 inches and is not in conformance with the neighborhood.
 - The project is in the Campus and Beach Parking Overlay Zone and has 5 bedrooms. Therefore, additional off-street parking needs to be provided in accordance SDMC.
 - The project lacks articulation of the exterior walls. When combined with the small side setbacks, the bulk and scale is out of proportion with the neighborhood and is contrary to the La Jolla Shores PDO, Design Manual and Community Plan.
 - The committee recommends providing at least 4 ft side yard setbacks for the addition to provide opportunity for massing transition between neighboring structures thus providing articulation from the existing one story wall plane to the second story.
- **MOTION:** No motion was made at this time. The applicant's representative agreed to discuss these concerns with their client and return to the LJSPRC for further review.

c. **4:45-5:00pm Charter/ Bylaws - Revision - Review/Approval**

- **Discussion of existing LJSPRC Charter and Proposed Revision of Charter/ Creation of Bylaws**
- Since the last LJSPRC meeting, the LJCPA once again, postponed the discussion/ approval of the LJSPRC Bylaws at the behest of the LJSA Chair. A committee was formed by the LJSA and did a complete re-write creating a separate Charter and Bylaws which was subsequently approved by the LJSA Board.
- These documents have been distributed to the LJSPRC and made available to the public.
- Janie Emerson claimed that the LJSPRC Charter is very specific about what the LJSPRC can do, it does not state it can write, revise, nor vote on Bylaws. Therefore, Emerson feels this is outside the scope of what the LJSPRC is allowed to do and therefor any action of that type is illegal.
- Chair (David Gordon) stated that it has been confirmed by City staff (Marlon Pangilinan – La Jolla Community Planner) that it was legal and appropriate for the LJSPRC to discuss the Bylaws/ Charter.
- Emerson stated she would not participate in the discussion and left the meeting at 5:26pm.

MOTION: That the Draft Charter and Draft Bylaws with agreed upon edits be forwarded to the LJCPA for review and vote. (Crisafi/ Fotsch)

VOTE: 5-0-0

d. **5:30-5:45pm Discussion of Future Meeting Dates**

- Since this item was requested by Janie Emerson and she had left the meeting early, there was no discussion on the topic.

Adjourn to **next PRC meeting Monday, March 18th, 2019 @ 4:00 p.m.**