

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

Revision 2

Monday, March 18th, 2019 @ 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 (dgord@aol.com)
 - a. Committee members in attendance: Tony Crisafi, Michael Czajkowski, Matt Edwards, Janie Emerson, Andy Fotsch, David Gordon, Myrna Naegle, Angie Preisendorfer
 - b. Committee and public sign in – [please return sign in sheet to chair](#)
2. **Adopt the Agenda** - Motion made to adopt the agenda (Emerson/ Preisendorfer)
VOTE: 7-0-0 (Crisafi arrived after the vote)
3. **Approve February Minutes** – Motion to approve minutes (Fotsch/ Edwards)
VOTE: 5-0-2
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** Janie Emerson delivered a paper copy of the signed Charter and Bylaws approved by the LJSA. Chair asked for an electronic copy to be sent. Emerson said she did not have one.
6. **4:05pm Chair Comments**
 - a. Chair David Gordon described the function of the La Jolla Shores Permit Review process to the audience attendance.
7. **Project Review:**
 - a. **4:15-4:45pm BENEVENTE RESIDENCE – SDP/ CDP (2nd Presentation)**
 - Project #: 614175
 - Type of Structure: Single-Family Residence
 - Location: 8516 La Shores Drive
 - Applicant's Rep: Jeniffer Siller (619) 399-8296 jeniffer@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:**
 - Applicant Rep, Jeniffer Siller, stated she work with her clients and take into account the comments from the LJSPRC last meeting and made changes to the project
 - South setback: 2'6" (no change). North setback: 3'3" and 5'3" (18" of vertical articulation and moved chimney farther from property line). Front setback: 18'11", 59'5" from curb. Rear setback: 27'0" and 23'8" from small 2nd floor balcony.
 - Height: 25'6" and chimney at 28'0".
 - Second floor is now setback 1'6" to provide articulation and 4' side setback.
 - Removed 5th bedroom to keep the garage, so no additional off-street parking is required.
 - **Motion:** Finding can be made for Project #: 614175 (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. (Fotsch/ Edwards)
 - **VOTE:** 5-2-1 Emerson, Naegle opposed. (Crisafi, Edwards, Czajkowski, Fotsch, Preisendorfer voted for). Chair abstained.
 - b. **4:45-5:15pm SUGARMAN SDP (1st Presentation)**

- Project #: 625569
- Type of Structure: Single-Family Residence
- Location: 8356 Sugarman Drive
- Applicant's Rep: Claude Anthony Marengo (858) 459-3769
CAMarengo@marengomortonarchitects.com
- Project Manager: Xavier Del Valle (619) 557-7941 xdelvalle@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit (SDP) for the construction of a two story 5,694 SF family house with 1.217 SF basement garage on a vacant lot at 8356 Sugarman Drive. The 0.25 acre site is located in the La Jolla Shores Planned District-Single Family Zone of the La Jolla Community Plan area and Council District 1.
- **Presentation:**
 - Applicant's Rep, C. A. Marengo presented description of project. Two lots, one with existing home and will include a lot line adjustment. New home to be built on empty 11,110 sq ft lot.
 - New home will be: basement: 991 sq ft, 1st floor: 3172 sq ft, 2nd floor: 2492 sq ft.
 - side setbacks: 7', pad is elevated 7' above the street as are many other homes on the west side of Sugarman Drive.
 - Existing 25' wide driveway to remain, shared with north lot (with existing home). Driveway is 21'5" long.
 - Roof height is 24' (north side) and 22' (south side).
 - Geo Technical Rep for applicant, Les Reed, gave presentation on geotechnical issues. Addressed questions raised by neighbors. Noted that many of the properties in the immediate area suffered from problems due to poor grading and fill with improper materials. Noted that area was originally sandstone which provides a stable and secure soil. Those properties that had not added fill were stable and the applicant's property was stable and not subject to the slope failures that had occurred in the area.
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- **Public Comments:**
 - Several letters from members of the community were provided by the public and distributed to the committee, the applicant's rep and the public.
 - Nancy Casady (8412 Sugarman Drive) pointed out that not all of the homes on the west side of the street are on a raised pad as Mr. Marengo stated. Pointed out that there had been improper fill and grading resulting in erosion and drainage issues. Was concerned about slope failures and felt that the design did not conform with the neighborhood character.
 - Rachel Klein (Cranbrook Ct) stated that the design did not conform with the neighborhood character as most homes are 1880 to 2300 sq ft and this project is 3 times that size. She was concerned that this project was a spec project. Mr. Marengo confirmed that this is a spec project.
 - Anney Love and Dave Smith (8384 Sugarman Dr) asked how deep the garage would be cut into the slope. Mr. Marengo responded that it would be 8' on the south and 11' on the north.
 - Margo (no last name provided) was concerned that the project was not in character with the neighborhood and noted that most homes are Mid-Century design and most are single story. She felt that it is an historical neighborhood.
 - Rafael Parra (8385 Sugarman Dr) stated that when his home had major slope and foundation problems, he was required to preserve the original style. He stated that he would like to preserve the character of the neighborhood and would also like to see a street scape of the neighboring homes.

- Vicky Powell (8373 Sugarman Dr) asked what happens to property values when a new home is built that is out of character. Several members of the audience provided that typically when a larger home is built, the property value of that home increases which in turn results in increasing property values of all homes in the area.
- Claire Guggenheim (8289 Sugarman Drive) asked how many bedrooms. Applicant responded 4.
- Rosanna Toumei (8332 Sugarman Drive) How do we make sure the plans don't change?
Response: The Development Services Project Manager is supposed to notify the Community Groups if substantial design changes are made.
- Michael Lewis (8268 Sugarman Drive) described this project as the "Incredible Hulk", above ground; it is three times as large as any other house in the neighborhood. He opined that this project should not be submitted..
- James Cooper commented "Learn in Hand" and community values of the neighborhood.

- **Committee Comments:**

- Andy Fotsch: commented that information was missing; context of the neighborhood, street surveys, show how project conforms to the neighborhood.
- Matt Edwards: Expressed concerns about bulk and scale, need to see detailed illustrations and 300 ft survey.
- Janie Emerson: Agreed with comments from Andy Fotsch and Matt Edwards. Would like to see a street scene and color aerial view.
- Myrna Naegle: commented that the project needs to respect the character as in the LJSPDO.
- Tony Crisafi: commented that it needs to show compliance with the community character.
- Michael Czajkowski: Would like to see a 3 dimensional drawing.
- No Motion
- No Motion Made on the project, Applicant agreed to return to a future meeting.

c. **MOTION:** to adjourn at 5:35pm (Fotsch, Preisendorfer)

- **VOTE: 8-0-0**
- **Next Meeting: next PRC meeting Monday, April 15th, 2019 @ 4:00 p.m.**