

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

Revision 0

Monday, April 15th, 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: Michael Czajkowski, Janie Emerson, Andy Fotsch, David Gordon, Myrna Naegle....Angie Preisendorfer arriving 20 minutes late
 - b. Committee Members absent: Tony Crisafi, Matt Edwards
2. **Adopt the Agenda:** Motion made to adopt the agenda (Andy Fotsch/ Michael Czajkowski)
VOTE: 5-0-0
3. **Approve March Minutes :** Motion made to approve the March minutes (Andy Fotsch/ Michael Czajkowski)
VOTE: 5-0-0
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments:** Janie Emerson announced information about prospective State Legislation (SB50 and SB330) that could potentially remove the 30 ft height limit and other negative impacts on our neighborhoods. Reference presentations by James LaMattery at LJCPA and LJSA meetings. Ref website at: <https://www.realestatemattersjl.com/raise-the-balloon-org/>
6. **4:05pm Chair Comments**
 - a. Chair conducts committee review following Robert's Rules of Order
 - b. LJCPA Election and new officers, appointments to the committee.
7. **Project Review:**
 - a. **4:15-4:45pm SUGARMAN SDP (2nd Review)**
 - 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/ Review:**
 - Second review of this project. Topographical views, Some adjustments since last review meeting.
 - Lot line adjusted 833 sq feet
 - 20'8" set back
 - Site plan- shared driveway with existing house
 - 2nd story modified pulled in from the front (East) and sides (South & North) with South side set back 7'6", 21'8" from the front, Front 24' to the street by CR, 49'3" recessed 2nd story- 36' to 49'3" to 53'2",
 - Rear cut into the slope at the back (west)
 - 8" x 13' overhang from the first floor South side over the pool and continues over the front
 - Driveway 24'4" to sidewalk

- First floor- pool on the Southside with the equipment in Southwest corner enclosed 6' high fence on the south side setback
- Second floor-2' step from the first on the South, 9' 113/4" back from the front with patio to the south, 21' 2" back from the street.
- Master bedrooms on the first and second floor
- Elevator from the garage to first floor only
- Shoring at the back(West) to secured culvert
- Lowering existing front retaining wall from 30" to 12"
- Remove upper retaining wall replace with glass railing
- 2nd story stepping back 36' 7" from the street
- **Public Comment:**
 - Vicki Powell neighbor on Sugarman asked about how far digging into the existing slope in the rear (West) of the property?
 - Applicant response: 16' deep on the north side, and gradually to 5' on the south side
 - Rosanna Tolome direct south neighbor will soldier pilings used to reenforce wall?
 - Applicant response: yes required and drainage per city code
 - Rachel Klein- North side set back closer to the North, and how much higher in relation to the neighboring homes?
 - Applicant response: existing heights on the homes South 15' 3", North 8', project will be 13' 6" on the first and 9' 6" on the second for a total 23'
- **Committee Comments:**
 - New houses need to conform per community plan (unknown)
 - Myrna Naegle asked for the FAR and what is the FAR not including the slope?
 - Answer- FAR .42, FAR without the slope can't be calculated. the project is 4980 sq feet, does not include the basement
 - Michael Czajkowski likes the building
 - Janie Emerson-most of the homes on the this street were built together and this will be out of character of the existing neighborhood. Setting a precedence, doesn't fit in.
 - Andy Fotsch requested 300' survey. Applicant provided copies.
 - Angie Preisendorfer- liked the design, but it doesn't fit the neighborhood.
 - Dave Gordon- Stands out, too bulky.
 - Applicant's rep requested more feedback, committee members suggested possible modifications to conform to neighborhood: less massing, more underground, style to fit the style of the neighborhood
 - Applicant rep asked if it is not appropriate to fit a 4-bedroom house on an 11,000 sq ft lot.
- **Motion:** Findings cannot be made for Project #625569 (Process 3) Site Development Permit (SDP) for construction of a two story 5,694 sq ft single family house with 1,217 sq ft basement garage on a vacant lot at 8356 Sugarman Drive based on character of the neighborhood and bulk and scale.

VOTE: 5-0-1

Adjourn to next LJSPRC meeting Monday, May 20th, 2019 @ 4:00 p.m.