

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (Draft)
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Revision 1

Monday, July 15th, 2019 @ 4:00 p.m.

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

Meeting Room 1

1. **4:08pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
2. Establish a quorum - Tony Crisafi, Janie Emerson, Andy Fotsch, Dave Gordon, Ted Haas, Myrna Naegle
Absent Matt Edwards & Angie Preisendorfer
3. **Adopt the Agenda - MOTION to Adopt: Motion** - A. Fotsch, **2nd** - T.Crisafi
VOTE: 6-0-0
4. **Approve May Minutes - MOTION to Approve May Minutes: Moved** - A. Fotsch **2nd** - J. Emerson
VOTE: 6-0-0
5. **Non-Agenda Public Comment:** (3 minutes each) - None
6. **Non-Agenda Committee Member Comments:** (3 minutes each) - None
7. **Chair Comments**
 - a. Chair announced that Committee member Ted Haas was appointed and Naegle, Emerson, Priesendorfer and Edwards were re-appointed by LJSA. LJCPA appointments were Crisafi, Gordon and Fotsch.
 - b. Chair asked for letter of thank you to Michael Czajkowski for his service to the community as a member of the LJSPRC.
 - c. Chair discussed attendance requirements under new Charter and Bylaws and stated that some members are in jeopardy. The bylaws require that any member missing more than three consecutive meetings or four meetings in a twelve-month period are deemed to have resigned. Chair also pointed out that Matt Edwards has missed four meetings in the last twelve months and would be resigned. Emerson claimed that the clock re-starts every year when new appointments are made. Chair stated that he disagreed and that the bylaws do not mention period of appointments and that it just states that it is “four meetings in a twelve-month period”. Haas pointed out that if the clock were to start over at re-appointments, a committee member could miss three meetings prior to the new appointments and another three after the appointments and would have to miss a total of seven meetings in a twelve month period before they were resigned.
 - d. Chair stated that there were recently changes to the Brown Act that requires that all documents must be made available as electronic, searchable documents. Chair asked Emerson to provide an electronic copy of the new Bylaws and Charter (asked for at a previous meeting). Emerson stated that an electronic version does not exist and that there are 2 originals each signed by the President of LJCPA and Chair of LJSA. It was suggested to the Char that these hard copies be scanned. Chair stated that would be difficult to provide a searchable document.
8. **LJSPRC Officer Elections** – Nominations were made for each position, one at a time.
 - Chair - D. Gordon nominated by T. Crisafi Vote - 4-2-0 (Emerson, Neagle opposed)
 - Vice Chair - A. Fotsch nominated by D. Gordon Vote - 6-0-0
 - Secretary - A. Preisendorfer nominated by J. Emerson Vote - 6-0-0
9. **Project Review:**
 - a. **4:30-5:00pm PRICE RESIDENCE SDP/CDP (1st Review)**
 - Project #: 629043
 - Type of Structure: Single-Family Residence
 - Location: 8144 Paseo Del Ocaso
 - Applicant’s Rep: David Hall (619) 442-6125 david@JacksonDesignandRemodeling.com
 - Project Manager: Xavier Del Valle (619) 557-7941 xdelvalle@sandiego.gov

Project Description: (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) for the construction of a 1575 sq ft second story addition and 371 sq ft companion unit on a 135 sq ft existing single story house at 8144 Paseo Del Ocaso. The 0.12-acre site is in the La Jolla Shores Planned District, Coastal Overlay Zone of the La Community Plan Area, Council District 1.

- **Discussion:**

1325 sq ft 1st floor and add 68 sq ft, 1575 sq ft added 2nd story, 371 sq ft existing companion unit
The 68 sq ft on 1st floor will connect the house with the companion unit. There will be no access from one to the other. This will preserve the existing yards front and back. 2nd floor will be MBR suite, 2BR, 1 BA and laundry. Showed elevations and renderings.

- **Public Comment:**

Kathleen Neil commented that she had concerns with past history of this Architect and Builder with not notifying neighbors. She also stated that there are Ongoing Code Compliance issue with this Architect and Builder in the Shores regarding 7330 Roseland Drive.

Chair asked applicant if they have notified the neighbors for this project.

Brandon Price (owner) stated they have reached out to the neighbors and have 4 letters of support. 3 neighbors are vacation rentals and they received no response from those. He stated that no one has disapproved. The property behind (west) is 3 story multi-family project.

- **Committee Comments:**

Chair asked about 8124 and whether or not they were contacted . Applicant/ owner stated that property has had sewer issues. Chair also pointed out that 8124 also had an illegal 6' fence. Chair voiced concern the project has an existing driveway that is shorter than current code allows.

Emerson - measure of driveway to property line? 13'6". Well below the 20' required.

Crisafi - why CDP? Have to do SDP. Removing more than 50% so need CDP. Suggests moving the garage to comply with Beach area Impact zone for parking.

Fotsch - Wants to see data for 300' survey and set-backs in the neighborhood. Especially 2 adjacent properties.

Naegle – Wanted to know if the house would be a rental property. Chair pointed out that was not an issue that LJSPRC can consider. Naegle asked for FAR -74.7 voiced concern with bulk in the area, FAR too high.

Haas - Concern with parking and driveway size

Crisafi - Code Sect 1510.0401 Sect D re Off street parking existing use and enlargement

General Development Regs - Talk re enhancement and imposition of new development expands use and not the parking. Parking is BIG issue in the beach area.

LJSPDO & Code Sect 1510.0101 Protect Property from impairment or value with the welfare of the neighborhood preserved. So bring parking to satisfactory level.

Suggestions of how to modify to comply and preserve what want

Emerson - FAR too high & indicate bulk for area

Wants street scene to see transitions from rest of the houses on the street

CH 15 Art 10 of LJSPDO & Design Manual about this

Ask if aware of both LJSPDO and the Design Manual

Gordon – Voiced concern that north side of building lacked articulation as required in Shores documents

2 Routes - Vote now and probably “No” or bring back with modifications and information.

Applicant elected to come back with modifications and information. The issues to be addressed are:

1) FAR for bulk & scale in neighborhood (street scene and data requested)

2) Driveway set back 20' from property line

3) Articulation to the 2nd story especially on the sides