

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

Revision 0

Monday, October 21st, 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 present: Matt Edwards, Janie Emerson, Andy Fotsch, David Gordon, Ted Haas, Angie Preisendorfer, Myrna Naegle
 - b. Committee members not present: Tony Crisafi
2. **Adopt the Agenda**
 - a. Motion by Janie Emerson to adopt the agenda modified to delete the Morgan Residence Project (applicant postponed to a future meeting). 2nd by Andy Fotsch.
VOTE: 7-0-0
3. **Approve September Minutes**
 - a. Motion to approve September LJSRPC minutes by Janie Emerson, 2nd by Andy Fotsch.
VOTE: 7-0-0
4. **Non-Agenda Public Comment:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
5. **Non-Agenda Committee Member Comments:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
6. **4:05pm Chair Comments**
 - a. Chair commented that one member of the community (without mentioning names), has been particularly annoying, sending multiple emails and phone calls about one of the projects and demanding that the project be removed from the agenda and an agenda revision be distributed. While I became aware of the postponement of the Hicks Project just prior to the 72 hour agenda notice deadline, there was no need to revise the agenda as a project can be deleted at the meeting (as was done today) and there were no other projects to add to the agenda. This particular person frequently very vocal against projects, comments are almost always negative and this person never volunteers for any of the community groups, they just try to waste time for those who do volunteer.
7. **Project Review:**
 - a. **4:10pm HICKS RESIDENCE SDP/CDP (2nd Review)**
 - Project #: 560839
 - Type of Structure: Single-Family Residence
 - Location: 8405 Paseo Del Ocaso
 - Applicant's Rep: Nick Wilson (858) 705-1904 nwilson@islandarch.com
 - Project Manager: Morris Dye (619) 446-5201 MDye@sandiego.gov

Project Description: (Process 2) Site Development Permit and Coastal Development Permit to demolish an existing single dwelling and construct a new 4,430 sq ft two-story single family residence to tie into an existing garage located at 8405 Paseo Del Ocaso. The 0.12 acre site is located at 8405 Paseo Del Ocaso 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 postponed at the request of the applicant.

b. 4:10-4:40pm ZUCKERMAN RESIDENCE SDP/CDP (1st Review)

- Project #: 637710
- Type of Structure: Single-Family Residence
- Location: 2502 Calle Del Oro
- Applicant's Rep: Mark Lyon (858) 459-1171 mark@mdla.net
 - Kevin Leon (858) 459-1171 kevin@mdla.net
- Project Manager: Francisco Mendoza (619) 446-5433 FMendoza@sandiego.gov

Project Description: (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) with a lot line adjustment to demo an existing dwelling unit and construct a new 7,744 sq ft, two-story single dwelling unit and attached garage, new single story, 520 sq ft companion unit and lot line adjustment. Parcel 1 & 2 of lot 84, at 2502 Calle Del Oro. The 1.18 acre site is located in the La Jolla
Note – this project was presented first because the applicant was present and the applicant for the other project was not yet present.

Presentation:

Changed property line to include an unattached existing garage
Accessory Dwelling Unit (ADU) added
2nd story over existing attached garage
Large lot with steep grade
Proposed: 7,744 sq ft living area (including ADU), existing home is 4,187 sq ft
Block retaining wall on west side of property with vanishing edge pool
Pool equipment located in basement.
Separate bio-retention/ storm drain

Public Comments:

Kathleen Neil (resident) commented on that this is a huge sloping lot and asked what is the buildable percentage. Applicant responded 20%

Committee Comments:

Starkness of the west facing retaining wall, suggested using a cascading planter with landscaping to break up the wall and provide a better visual when viewing looking up the hill from below.

Emerson commented that the exterior west facing windows and clear glass railings might cause a problem with reflection of the afternoon sun

Requested the FAR and how it compares to the largest house in the area. FAR: 0.137

NO VOTE

Applicant agreed to return with requested changes and additional information.

Soften view of west facing retaining wall
Clarification of parking
Provide 300 ft survey to include setbacks and FAR comparison
Provide street scene view
Study reflection of west facing glass (windows and railing)
Plan to return for Nov 18 meeting

c. **4:40 – 5:10pm MORGAN RESIDENCE (1st Review)**

- Project #: 635054
- Type of Structure: Single-Family Residence
- Location: 8441 Whale Watch Way
- Applicant's Rep: Scott Huntsman (858) 792-2800 SHuntsman@hayerarchitecture.com
- Project Manager: Glenn Gargas (619) 446-5142 GGargas@sandiego.gov

Project Description: (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing residence and construct a two-story, 11,952 square-foot single family residence on 0.46-acre property. The project site is located at 8441 Whale Watch Way within the SF Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Campus Impact) Overlay Zone and within the La Jolla Community Plan area within Council District 1.

Presentation:

Modern California design

3-car garage, driveway lengths – varies from 16'8" to 20' – Committee commented that not up to 20' required by the City. However, this is on an alley and not a street and there may be exceptions.

FAR: 0.59

Side setbacks: 5'2"

Committee Comments:

Requested street scene view and view from neighboring properties

Impact of the west view impact looking east from up the hill

Provide 300 ft survey to include setbacks and FAR comparison

NO VOTE

Applicant agreed to return with requested changes and additional information.

Clarify garage setback, parking/ alley requirements.

Provide 300 ft survey to include setbacks and FAR comparison

Provide street scene view

Study reflection of west facing glass (windows and railing)

Plan to return for Nov 18 meeting

- d. Mr & Mrs. Appleby (2470 Calle Del Oro) were present to see the Zuckerman Project presentation but missed it due to shifting the presentation times changing. They live directly below the project on another section of Calle del Oro. Chair spoke to them and agreed to ask the applicant to meet with them about any concerns they might have.

NOTE: Please understand that times on this and any future agendas are NOT time certain. They are estimates for planning purposes and may change due to last minute deletions and other project moving times. If a member of the public wishes to see a presentation, they should arrive at the beginning of the meeting.