

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
Tuesday, June 15th, 2020 @ 4:00 p.m.  
VIA ZOOM

1. 4:02 Call to Order: Andy Fotsch, Acting Chair ([andy@willandfotsch.com](mailto:andy@willandfotsch.com))

New members appointed, Dan Courtney, Larry Davidson  
Committee members in attendance: Tony Crisafi, Larry Davidson, Matt Edwards, Janie Emerson, Andy Fotsch, Myrna Naegle, Angie Preisendorfer  
Not in attendance: Ted Haas, Dan Courtney (**absence had not been notified**)

Diane Kane will send new members contact info to Andy Fotsch, Acting Chair

Motion made to Adopt the Agenda Janie Emerson, Myrna Naegle 2nd

**VOTE 6-0-0**

Motion made to Approve April Minutes Myrna Naegle, Janie Emerson 2nd

**VOTE 6-0-0**

Non-Agenda Public Comment: NONE

Non-Agenda Committee Member Comments: NONE

Chair Comments: NONE

Project Review:

a. 4:15-4:45pm Sinnett SDP/ CDP (3<sup>rd</sup> Review)

- Project #: 638504
- Type of Structure: Single-Family Residence
- Location: 2365 Via Siena
- Applicant's Rep: Scott Sinnett (951) 235-9223 [srsinnett@gmail.com](mailto:srsinnett@gmail.com)
- Project Manager: Xavier Del Valle (619) 557-7941 [XDelValle@sandiego.gov](mailto:XDelValle@sandiego.gov)
- Project Description: (Process 3) Coastal Development Permit (CDP) and Site Development Permit

(SDP) for the addition and remodel to an existing single dwelling unit for a total of 5,881 square feet

located at 2365 Via Siena. The 0.28 acre site is located in the LJSPD-SF bas zone of the Coastal (Non-Appealable) Overlay Zone of the La Jolla Community Plan Area, and Council District 1.

Applicant made changes to plan moving the entrance to the driveway centered to improve access and added landscaping to conceal the garage doors from the street.

Removed the chimney on the right, north side, converting to a gas fireplace, 2nd fireplace to be lowered to below ridge roof line or converted to gas as per neighbor Joe (?) request

Public Comment:

Diane Kane concerning landscaping and grading of the existing berm to the street. Grading plans required from the City commented Not going far enough to camouflage the garage doors. Would like to see a neighborhood collage for conforming issues

Phil Merten encourages applicant to update site plan, and include preliminary grading plans.

Committee Comments:

Janie Emerson, Project much improved

Tony Crisafi has concerns about the retaining walls, tapering retaining walls would help, walls can be 6" above grade and follow the slope. Trash area would be improved with some green scape. Garage doors would be better if different color or material, ie wood

**WEIRD WORDING**

Findings can be made to be, documented list to what the owner agreed before LJCPA Exhibit A:

- A. Eliminating the chimney on the North converting to a gas fireplace, roof deck chimney on the south side no higher then roof ridge line.
- B. Add landscaping between garage doors and change material of garage door.
- C. Retaining walls at the front not to more then 6" above existing grade, if grading permit allowed.

Project #: 638504 (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) for the addition and remodel to an existing single dwelling unit for a total of 5,881 square feet located at 2365 Via Siena.

**VOTE 6-0-1**

b. 7595 Hillside Drive – (Re-Review / 3rd Review)

- Project #: 522708
- Type of Structure: Single-Family Residence
- Location: 7595 Hillside Drive
- Applicant's Rep: Jess Gonzales (CDGI) (619) 292-5520  
[jessgonzales4299@gmail.com](mailto:jessgonzales4299@gmail.com)
- Project Manager: Tim Daly (619) 446-5356 [TPDaly@sandiego.gov](mailto:TPDaly@sandiego.gov)
- Project Description: (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at

7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

Third viewing of project, LJSPRC changed our findings at the April meeting.  
Applicant not invited to the last PRC meeting.  
Property has had multiple problems with vagrants, parties, and vandalism.  
Large canyon lot  
below property is a water issue, city drained a 23 'deep pond/ storm drain(?)  
What was discussed at the May meeting was an added companion unit, it is guest quarters, and removed the kitchenette. Stair case to the guest quarters are not on the property line.  
Off street parking is better then what is there now  
Retaining wall 36" above grade with 12" iron fence  
Retaining wall Section A 34'7"  
Section B 34'9"  
Section C (?)  
Section D 41'6" including 42" fence/  
Retaining wall 6 'away from the building should not be included in the total 37'6"

Public Comment:

Retaining wall connects to the building not 6 'away  
Applicant agrees to remove 6 'section  
Calculating the structure 44'6" MAX allowed 40'  
Parking variance needs public notice and comment  
Stairway to guest quarters 10=11 'below grade  
Drawings do not show retaining wall, garage 2 'from property line, 1'9" at the far west corner  
Cycle issues need to be carefully followed  
Stairways, retaining wall and metal fencing be removed  
3rd parking spot unusable  
Guest area eating area makes an ADU  
Biological issues with the water settling below the property  
Findings cannot be made.

Diane Kane concerns frontage to close to the street, driveway not adequate, off street parking a ?  
Vertical fence need more information  
Hillside views lot line to lot line

Committee Comments:

Tony Crisafi parking variance does not comply,

New committee member, Larry Davidson concerns about Cycle issues? Is it a reference for our committee? Andy answered Cycle issues for LJSPRC are informative, not action item.

Tony Crisafi Community plan policy PDO, City is responsible for code compliance.  
Wider creeps over 45 'retaining on this steep slope make me uncomfortable. How can the retaining wall be removed at grade? Stay with the ordinance.  
Guardrail needs to be 42" Safety concern.  
Height needs to be more definition that rear wall  
LJ Shores design manual, conforming in the neighborhood  
Always look at compliance

Janie Emerson concerned seems a lot of questions. The plans seem to be influx.  
Driveway 20 'from property line to garage door  
Parking spot #3 nonconforming. 3rd parking spot is a bonus not required

Matt Edwards, Tough lot, Height conformance, influx?  
How many off street parking required? 2.  
Overview?  
Elevation grade, westside?  
Retaining wall ?  
Letter from neighbor westside  
Need good elevations, more information  
Materials, more information  
retaining walls, redesign, be visual

Larry Davidson- general comment, A lot of issues not resolved.

Motion made by Janie Emerson, Tony Crisafi 2nd, Findings can not be made on this project:  
Project appears not to conform overall height limit. Committee could not agree on driveway parking, retaining wall, steps, Support from direct neighbor viability of the exterior stairways potential encroachment of structure on property line. Too many issues unresolved

## **VOTE 6-0-1**

Recommend a full hearing with CPA bring a solid plan, including traffic control

Tony Crisafi resigns from LJSPRC

c. 8423 El Paseo Grande – (Re-Review / 1<sup>st</sup> Review)

- Project #: 661815
- Type of Structure: Single-Family Residence
- Location: 8423 El Paseo Grande
- Applicant's Rep: Nick Wilson (858) 869-2842 [nwilson@islandarch.com](mailto:nwilson@islandarch.com)
- Project Manager: Benjamin Hafertepe (619) 446-5086 [Bhafertepe@sandiego.gov](mailto:Bhafertepe@sandiego.gov)
- Project Description: (PROCESS 3) Coastal Development Permit and Site Development Permit to demolish an existing 1,528 square-foot single family residence, and to construct a new 3,994 square-foot two-story single-family residence with a new attached 1,102 square-foot companion unit located at 8423 El Paseo Grande. The 0.12-acre site is in the La Jolla Shores Planned District Single Family Zone within the La Jolla Community Plan area. Council District 1.

Nick Wilson applicants rep noted materials for project.

Stone/ shingle facade

Wood front/ garage

Copper roofing

4060 sq ft

1090 sq ft Companion Unit

5150 total sq ft

No visible public view blocked

15 'front setback

20 'driveway

changes to shared curb cut per city code

4 'side set back in front, 0" with a Companion Unit on the property line

6 'rear setback, 28 'height

28'7/8" height

49% structure

38% Landscape

13% Hard scape

Public Comment:

Phil Merten represents the east neighbor Paseo del Ocaso

Setbacks not in conformance

Second story 4 'off the property line

Rear set back 61/2 'straight up. Not in conformance

PDO, No structure be so different in relationship to the neighbor

FAR .98 63% larger then allowed

Relationship bulk of this building different and disrupting

Does not conform to setbacks, bulk and scale

Not in conformance with the community plan

Front and side 2nd floor does not step back  
Design advisory board denied this project this morning June 15, 2020

Neighbor URI (?) 8408 Paseo del Ocaso  
Wall of 30'  
Windows on side  
not reasonable  
Light and airflow

Chris McManara neighbor directly north 8433 El Paseo Grande lived 30 years  
Driveway on property line  
Side windows look directly  
Block light and air flow  
Much larger home than the direct neighbors  
Height/Bulk

Mr Davis (neighbor?)  
would like to see the plans

Committee Comments:

Matt Edwards  
Surprised at bulk and scale  
Outrageous, Former committee member  
Set backs??  
Vertical height!  
No set back on the 2nd level  
30% of homes on the block are 30% smaller

Janie Emerson- Comeback  
Street scene  
Materials  
Floor Plans  
Meet with neighbors

Meeting Adjourned 6:43pm

### 2020 La Jolla Shores Permit Review Committee Meeting Dates

Monday, July 20, 2020

Monday, August 17, 2020

Monday, September 21, 2020

Monday, October 19, 2020

Monday, November 16, 2020

Monday, December 21, 2020