

La Jolla Shores Permit Review Committee Minutes
4:00 p.m. Tuesday, July 28, 2015
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Executive Summary of Motions

4. Potential Code Violations - Galaxy Taco paint colors

Motion by Donovan, seconded by Emerson, to make the Galaxy Taco paint colors (neon yellow and purple) an action item on today's PRC agenda. Motion passes **4-2-0**. In favor: Crisafi, Donovan, Emerson, Naegle. Opposed: Lucas, Steck. Gordon was out of the room for the vote.

Motion by Emerson, seconded by Donovan, that the LJSRPC will write a letter to the CPA requesting that the Galaxy Taco issue be put on the agenda as an action item for the next meeting. Motion passes **4-0-2**. In favor: Crisafi, Donovan, Emerson, Naegle. Abstentions: Lucas and Steck. Lucas and Steck abstained on the ground that notice to the public that the PRC would take action on the matter at today's meeting was inadequate. Gordon was out of the room for the vote.

Emerson and Donovan will write the letter to the CPA on behalf of the PRC.

8a. SHIRLEY TRUST SDP and CDP, 8025 Calle del Cielo

Motion by Steck, seconded by Naegle, that findings can be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area, *with the modifications made at today's PRC meeting shown on the plans*. The motion passes **5-0-2**. In favor: Crisafi, Donovan, Gordon, Naegle, Steck. Abstentions: Emerson and Lucas. Emerson abstained due to concern over the precedent set by the three-story appearance of the home. Lucas abstained because he was out of the room for part of the discussion.

8b. FAN RESIDENCE, 8295 Prestwick Drive

Motion by Donovan, seconded by Emerson, to continue the project until the August meeting of the LJSRPC. Motion passes **5-1-0**. In favor: Donovan, Emerson, Gordon, Lucas, Naegle. Opposed: Steck. (Crisafi recused himself in order to present the plans for the Fan residence, which is an Islands Architects project.)

8c. MOFID RESIDENCE, 8656 Glenwick Lane - Information Only

Presenters had left the room by the time the item was called. The item will be placed on the PRC agenda for August.

Minutes in Full

Present: Crisafi (chair), Donovan (secretary), Emerson, Gordon, Lucas, Steck, Naegle
Absent: Laura DuCharme-Conboy

1. Welcome and call to order - Tony Crisafi, Chair

2. Adopt the Agenda

The agenda was unanimously adopted.

3. Discussion regarding moving the recurring meeting date.

The PRC regular and recurring meeting date was changed to the second Thursday of the month.

[Update: meeting date change will not go into effect until 2016.]

4. Potential Code Violations - discussion of possible actions by PRC

Emerson and Naegle have received complaints from members of the Shores community about the paint colors (neon yellow and purple) on the new Galaxy Taco restaurant on Avenida de la Playa. Many see the colors as a violation of the LJS PDO. *Emerson* reported that she met with George Hauer, co-owner of Galaxy Taco, on the matter, that he sees the colors as accent colors rather than the primary building colors, and that he is aware that the Galaxy Taco paint colors are on today's PRC agenda. However, he has gone out of town and has not sent a representative.

Crisafi - The issue is what the PRC can do about code violations. The City should not have approved the colors without referring the matter to the PRC, but no doubt the decision to approve the colors was made by someone not adequately familiar with the LJS PDO. It was approved as a remodel and hence no SDP was required.

Lucas: The PRC is not a code compliance body. However, the CPA is. Unfortunately, the PRC cannot act on the matter today because the agenda did not list the Galaxy Taco paint colors as an action item.

Emerson: With a 2/3 vote the Committee can put a matter on the agenda as an action item.

Motion by Donovan, second by Emerson, to make the Galaxy Taco paint colors an action item for today's PRC agenda. Motion passes 4-2-0. In favor: Crisafi, Donovan, Emerson, Naegle). Opposed: Lucas and Steck. Gordon was out of the room at the time of the vote.

Motion by Emerson, second by Donovan, that the LJS PRC will write a letter to the CPA requesting that the Galaxy Taco paint color issue be put on the CPA agenda as an action item for the next meeting.

Motion passes 4-0-2. In favor: Crisafi, Donovan, Emerson, Naegle. Abstaining: Lucas and Steck, both because they think that public notice of the action to be taken was inadequate.

Emerson and Donovan will write the letter.

5. Non-agenda Public Comment

Pat Miller asked that the committee members identify themselves, which they did.

6. Non-agenda Committee comments

None

7. Chair Comments

None

8. Project Review

a. SHIRLEY TRUST SDP and CDP, 8025 Calle del Cielo

SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

Project was presented last month and tabled due to City cycle issues not yet resolved.

Presentation: Mike McCarley & Bill Hayer of Hayer Architects

Presenters focused on the City's cycles issues and how they were resolved:

- Add street trees, so they added 3 liquid ambers (a designated street tree)
- Stormwater disposal - they provided more detail; they now meet the current city standards and are preparing to meet the new city standards that will go into effect in Dec., 2015, which will require that storm water be treated on site - brought to a point where it is contained and then filtered on out instead of discharged en masse into the storm drain pipe.
- Buffer zone between the proposed Shirley Trust and the residence to the south. At present there is a low hedge and they are proposing a taller hedge of podocarpus which can grow to 20 feet.
- Material of sun shade - they changed it to a bronze wood tone.

Committee discussion focused on the proximity of the front of the house to the street. Presenters agreed to shift it back from the street as indicated below.

Crisafi summarized the recommendations made by committee members and penciled onto the plans: the northwest retaining wall shifts 2 feet east; the guard rail, to have a planter alongside it, shifts 4 ft. east; the terrace as a whole shifts 4 feet east. The summary is penciled onto Sheet 01 of site plan. All committee members initialed, as did presenters McCarley and Hayer.

Motion by Steck, seconded by Naegle, that findings can be made for an SDP and a CDP for a 6,840 SF Gross Floor Area (10,955 total habitable space if the 'basement' is counted) two-story-over-basement residential dwelling unit with a 785 SF detached habitable accessory structure, pool, spa, and site retaining walls on an existing vacant 0.652 acre lot at 8025 Calle del Cielo in the SF zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area, *with the modifications made at today's PRC meeting shown on the plans*. The motion passes **5-0-2**. In favor: Crisafi, Donovan, Gordon, Naegle, Steck. Abstentions: Emerson and Lucas. Emerson abstained due to concern over the precedent set by the three-story appearance of the home. Lucas abstained because he was out of the room for part of the discussion.

[Lucas replaces Crisafi as committee chair for purposes of presentation of Fan Residence project presentation.]

8b. FAN RESIDENCE, 8295 Prestwick Drive - SDP and CDP

Existing 4100 SF one-story house to be demolished to make way for a 5,757 SF two-story residence over a 1381 SF basement. Lot size 26,397 SF (over half an acre). FAR now 0.16 and will increase to 0.22.

Public Comment: Neighbors Barbara Gross and Pat Miller were present. Their comments focused on: the side setbacks, which they felt to be generally inadequate on the north, and in particular on the second-story level of the north side of the proposed residence; the height of the house

Committee discussion: Focused on the two story element sitting on the 6 foot setback on the north, view triangles, noise from pool (Crisafi says the pool contractor will provide acoustic equipment to damp down the pool noise), the roof top terrace over the first floor, the height and articulation of the flat north wall (Crisafi says wall is 26.5 feet tall with a 2-foot parapet extending the height to 28.6 for the first 6 feet of the wall and possible increase in aesthetic appeal by using wood louvers for north west terrace windows), stormwater drainage plan (Crisafi says front xeriscape landscaping will act as bioswale), greenscape (Crisafi says is increased 5% to 70%, though is xeriscape), solar (Crisafi says

thinking about solar, but not proposing it right now, if do so there will be enough room to keep the height under 30 feet even with solar panels, though by state law, solar needs now override CC&Rs).

Motion by Donovan, seconded by Emerson, to continue the project until the August meeting of the LJSRPC. Motion passes **5-1-0**. In favor: Donovan, Emerson, Gordon, Lucas, Naegle. Opposed: Steck. (Crisafi recused himself in order to present the plans for the Fan residence, which is an Islands Architects project.)

[Crisafi resumes chairmanship of Committee.]

8c. MOFID RESIDENCE, 8656 Glenwick Lane - Informational only.

Presenters left before the Committee reached this item. It will be put on the agenda for next month.

ADJOURNMENT at 6:30 p.m.