

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
MINUTES**

Tuesday, January 26 @ 4:00 p.m.

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

F I N A L

Present: Laura DuCharme Conboy, Dolores Donovan, Dave Gordon, Bob Steck.

Absent: Tony Crisafi, Janie Emerson, Joe Walkush

Executive Summary of Motions

Coppel Residence, 8194 Prestwick Drive

Motion by Conboy, seconded by Gordon, that findings for an SDP and CDP CAN be made for the demolition of an existing 2593 sq. ft. single family residence with a 465 sq. ft. garage in order to develop a new 4220 SF one-story single family residence in addition to a 1790 SF walk-out basement, a 899 SF 3-car garage and a 925 SF underground mechanical and storage room.

Motion passes 4-0-0.

Veltmeyer Addition, 7623 Via Capri

Motion by Conboy, seconded by Steck, to continue the Veltmeyer Addition at 7632 Via Capri to the next meeting of the LJSPRC. **Motion passes 4-0-0.**

Dwelling Unit, 8438 Paseo del Ocaso

Motion by Conboy, second by Gordon, that findings CAN be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement, *as presented on 01/26/2016 to the La Jolla Shores Permit Review Committee in drawings manually dated 01/26/2016 at the hearing.* The 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. **Motion passes 4-0-0.**

MINUTES

- 1. 4:00pm Welcome and Call to Order:** Bob Steck, Acting Chair
- 2. Adopt the Agenda**
The agenda was adopted by a unanimous vote of 4-0-0.
- 3. Adopt November Minutes**
The minutes were adopted by a unanimous vote of 4-0-0.
- 4. Non-Agenda Public Comment:**
None
- 5. Non-Agenda Committee Member Comments**
None

6. Chair Comments

None

7. Project Review:

a. COPPEL, 8194 PRESTWICK, CDP SDP – 3RD REVIEW

- Project #: 449597
- Type of Structure: Single Family Residence
- Location: 8194 Prestwick Dr.
- Applicant: Cori del Castillo 858-869-2852
ccastillo@islandarch.com
- Project Manager: Tirandazi Firouzeh 619 446-5325
FTirandazi@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Demolish of an existing 465 sq. ft. garage and 2593 sq. ft. single family residence in order to develop a new 4220 sq.ft. one story single family residence comprising of a 1790 sq.ft. walk-out basement and a 899 sq.ft 3 car garage and 925 sq.ft. underground mechanical and storage room.

Presenter: Cori del Castillo of Islands Architects

In response to a question from Committee member Ducharme Conboy, presenter Cori Castillo **corrected the project description** to read "...a new 4220 single-story family residence in addition to a 1790 SF walkout basement and a 899 SF 3-car garage and a 925 SF underground mechanical storage room.

Castillo listed the changes made in the plans in response to suggestions from PRC at prior hearings:

- 1) Elimination of the overhang in response to neighbor's view complaints;
- 2) Lowered parapet height, resulting in a roof only 6 inches higher than the existing roof;
- 3) Articulation of sides;
- 4) Replacement of gravel roof with slate roof;
- 5) Side setbacks increased to 6 feet each;
- 6) Landscaped side yards with olive trees in order to preserve neighbors' see-through views to the ocean;
- 7) Agreed to leave the mature trees now on the rear slope as is, in order to protect against erosion and shield the house from view from below.
- 8) Drainage will be directed to the existing City storm drain in the alley below the residence as well as to two bioswale areas; the drainage plan was created to take into account a 100-year storm.

Committee comments

Discussion focused on whether the driveway had been pushed the required 20 feet back (Castillo said yes) ; whether the olive trees proposed for the side yards would block the view corridors of

members of the public walking on the street and the neighbors, as mature olive trees are very large and very bushy (Castillo was uncertain on this point).

Public comments

Juanita Meyer, 8201 Prestwick Dr.: What are you doing about the two overhanging side roofs? Castillo replied that the overhanging side roofs had been removed.

Sal Harik, 8204 Prestwick: the pool is only a few feet from the only outdoor sitting space we have and I am very concerned that pool noise and noise from the pool equipment will render our only outdoor seating area unusable due to noise. Castillo said the pool equipment had been pulled back toward the house and would be surrounded by sound-dampening walls.

Motion by Conboy, seconded by Gordon, that findings for an SDP and CDP **CAN** be made for the demolition of an existing 2593 sq. ft. single family residence with a 465 sq. ft. garage in order to develop a new 4220 SF one-story single family residence in addition to a 1790 SF walk-out basement, a 899 SF 3-car garage and a 925 SF underground mechanical and storage room. The motion **passes 4-0-0**.

b. VELTMEYER ADDITION SDP– 2ND REVIEW

- Project #: 437378
- Type of Structure: Single Family Residence
- Location: 7632 Via Capri
- Applicant's Rep: Tim P Jones, TPJ Architecture 619-259-2150 TpjArchitect@cox.net
- Project Manager: Derrick Johnson 619-446-5477 DNJohnson@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit for an addition to existing residence at 7632 Via Capri. The existing residence is currently 1,362 SF Main Level and 1,140 SF Lower Level. The proposed addition is 780 SF at the Main Level (Family Room) with new 324 SF deck extension and 1,312 SF Upper Level (bedrooms & bathrooms) with 517 deck area. Total finished residence living area will be 4,594 SF. The 0.51 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.

Presenter: Tim Jones of TPJ Architecture

Mr. Jones stated that the only alteration to the building plans since his last appearance at the PRC was to flip the MBR with the children's room. He presented three-dimensional drawings to show that the landscaping would screen the lowest floor of the proposed three-story residence and cited footnote 7 of Table 131-04D in Chapter 13, Development Regulations, in the

Municipal Code to the effect that seven bedrooms were permissible in residences on lots greater than 10,000 SF, which the Veltmeyer lot is.

Committee comments

Discussion focused on the height of the residence and the landscaping at the rear of the proposed residence. After asking for information on the low points and high points of the building, Conboy expressed concern that the building exceeded the maximum height allowed. Donovan expressed concern as to whether the landscaping at the rear of the proposed residence adequately softened the bulk and scale of the three-story building as seen by the public when driving up the Via Capri hill.

Public comment

None.

Motion by Conboy, seconded by Steck, to continue the Veltmeyer Addition to the next meeting of the LJSPRC with a request to the applicant that he provide information as to whether the building's height conforms to the Municipal Code, specifically, information as to the two low points of the building: 1) the low point at the columns at the edge of the deck; and 2) the low point at the northeast corner of the bedroom wing. Motion **passes 4-0-0**.

c. 8438 PASEO DEL OCASO – 1ST REVIEW

- Project #: 450023
- Type of Structure: Single Family Residence
- Location: 8438 Paseo del Ocaso
- Applicant: Sarah Horton of Golba Architecture 619-231-9905 shorton@golba.com
- Project Manager: Karen Bucey 619-446-5049 KBucey@sandiego.gov
- **Project Description**: LA JOLLA (Process 3) Coastal Development Permit/Site Development Permit to demolish an existing single dwelling unit and construct a new 3,816 square foot two story single dwelling unit with attached garage and partial basement. The 5,556 sf site is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area and Council District 1.

Presenter: Sarah Horton of Golba Architecture

Ms. Horton listed the changes in the plans that had been made in response to suggestions from the La Jolla Advisory Board:

- 1) The front setback was increased to 22 feet (22.8 ft. from sidewalk);
- 2) The step-back of the second story was increased from 3 ft. to 6 or 7 ft. in order to reduce the feeling that the building was looming over the street;
- 3) The size of the building was reduced by 10% overall; the FAR is now .63 rather than .69.

4) The side setbacks were increased to an average of 5.4 ft; the minimum side setback on the south is 4.3 and on the north 4.2 ft.

Committee comments

Discussion focused on whether the listing of the property as owned by Tourmaline Properties mean that the proposed residence was intended to be used for short-term vacation rentals. Ms. Horton responded that the CEO of Tourmaline Properties planned to live there with his wife.

Public comments

Neighbor Matt Edwards of 8371 Paseo del Ocaso asked for more precise information on the location on the sides of the building of the minimum side setbacks. He further inquired as to the height of the building and whether measurement of the height of the building had been done from the existing grade. Ms. Horton replied that the existing grade is 22.6 ft. above sea level and the height of the building, 49.58 ft. above sea level, had been measured from the existing grade of 22.6 ft. Further, the finished floor elevation is 23.75.

Motion by Conboy, second by Gordon, that findings can be made for an SDP and CDP for demolition of the existing single family residence at 8438 Paseo del Ocaso and construction of a new 3,816 SF two-story single dwelling unit with attached garage and partial basement, *as presented on 01/26/2016 to the La Jolla Shores Permit Review Committee in drawings manually dated 01/26/2016 at the hearing.* The 5,556 Lot is located within the Coastal Overlay Zone (Appealable Area) in the LJSPD-SF zone of the La Jolla Shores Planned District with the La Jolla Community Plan area and Council District 1. Motion passes **4-0-0**.

8. Adjourn to next PRC meeting Tuesday, February 23, 2016@ 4:00 p.m.

The meeting adjourned at 5:36 p.m.

Minutes respectfully submitted by PRC Secretary Dolores Donovan.