

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

Revision 0

Monday, September 16th, 2019 @ 4:00 p.m.

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

Meeting Room 1

1. **4:10pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
 - a. Committee Members in Attendance: Tony Crisafi, Angie Preisendorfer, Andy Fotsch, David Gordon, Ted Haas, Matt Edwards, Janie Emerson, Myrna Naegle.
 - b. Committee Members absent: None.
2. **Adopt the Agenda** - Motion to approve - Janie Emerson, 2nd - Andy Fotsch.
VOTE: 8-0-0
3. **Approve August Minutes** – Motion to approve - Janie Emerson, 2nd - Ted Haas.
VOTE: 7-0-1
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** Janie Emerson apologized for not providing a copy of the LJSRPC bylaws available due to an un-foreseen delay.
6. **4:05pm Chair Comments**

Chair discussed concerns about the discussion on the Price Residence project from the August LJSRPC meeting. Some of the Committee members raised objections to the project due to the lack of vertical articulation on the north and south walls and claimed that it was required by the La Jolla Shores Planned Development Ordinance (LJSPDO). Chair pointed out that neither the La Jolla Shores PDO nor the La Jolla Shores Design Manual mention articulation. However, the La Jolla Community Plan states that :
“In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements.”

Chair stated that in his opinion, this does not require articulation, just that it is one of the recommended methods to promote transition”. Chair cautioned committee members to be careful to refer to the correct documents and quote them correctly. If not, the applicant could use this as justification to get the LJSRPC’s and CPA’s recommendation overturned by the City. However, it was also pointed out that even without the articulation issue, the project design does not meet municipal code with respect to the driveway length being too short.
7. **Project Review:**
 - a. **4:10-4:40pm HICKS RESIDENCE SDP/CDP (1st 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.

- **Discussion:** This project was scheduled to be reviewed once before over a year ago, but was cancelled before the presentation. Project Rep discussed a new design overlay leaving existing garage with no driveway on Calle Del Oro, and designing and moving a two car garage to Paseo Del Ocaso with the required to code driveway. The existing garage would turn into interior space. Design has not been approved by home owners and has not been submitted to the City yet. Today's discussion is for information only and they are seeking feedback.
- **Public Comment:** Bob Cavaiola, Neighbor directly east of this project, was not notified of this meeting from Development Dept. Chair David Gordon told Mr Cavaiola to contact Dept of Development and or Barbra Bry's office and that it is not the LJSPRC's responsibility to notify the neighbors but we do post the notice in accordance with the Brown Act and the agendas are also posted on the City's and LJCPA's websites and are also distributed by two different email lists (one by the City Planning Dept and one by the LCPA). Chair offered to Mr Caviola that he would provide the information on these websites and how to be put on the email notification lists. Mr. Cavaiola also was concerned about maintaining the existing garage height and about what landscaping would be done adjacent to the sidewalk on Camino Del Oro. Applicant rep stated that the existing height of the garage roof would be maintained with the new roof design. He also stated that they will provide a landscape plan at next presentation but also confirmed that landscaping would be 3 ft high or less along the sidewalk in order to preserve the public view.
- **Committee Comment:**
 - Ted Haas, existing garage to remain, when the entire house is going to be demolished?
 - Myrna Neagle brought up the property line measurements were not correct with City tax records states 5283 sq ft. Project Rep states the property is 6060 sq ft. Committee requests signed Boundary surveyor report. Applicant's rep stated that the 6060 sq ft is correct and that tax records are often incorrect. Ms. Naegle stated that it needs to be corrected. Chair pointed out that tax record correction is not within the scope of the LJSPRC.
 - Matt Edwards, expressed concerns the north west corner at 22' vertical wall, FAR at .796, Floor area 4822 sq ft.
 - Angie Preisendorfer, The overlay is not approved yet, this information only
 - Andy Fotsch, liked the articulation. Preserving the beach area style, on a difficult corner lot in a dense neighborhood.
 - David Gordon quoted from the La Jolla Community Plan: "Public views to the ocean from the first public roadway adjacent to the ocean shall be preserved and enhanced, including visual access across private coastal properties at yards and setbacks." From the La Jolla Shores PDO: "To preserve the seaside character of the community each building shall be sited and designed so as to protect public views from public rights-of-way and public places and provide for see-throughs to the ocean."
 - Committee requested applicant to provide the following at the next presentation
 - Signed Boundary Survey
 - Verify Property Square Footage
 - Updated, submitted plans showing new garage and interior layout.
 - Landscape plan
 - Photo survey of neighboring homes.

b. 4:40-5:10pm 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@sanidiego.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 Shores Planned District (LJSPD-SF), Coastal Overlay Zone (N-APP-2) of the La Community Plan Area, Council District 1.
- **Discussion**: None. Applicant did not attend, postponed to October LJSPRC meeting.

Adjourned at 5:04pm.

Adjourn to [next PRC meeting Monday, October 21st, 2019 @ 4:00 p.m.](#)