

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

Revision 0

Tuesday, February 18th, 2020 @ 4:00 p.m.

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

Meeting Room 1

1. 4:02pm Welcome and Call to Order and Introduction of Committee Members

- a. Meeting called to order at 4:02pm
- b. Committee members present: Janie Emerson, David Gordon, Ted Haas, Tony Crisafi, Angie Preisendorfer.
- c. Committee members absent: Matt Edwards, Andy Fotsch, Myrna Naegle.

2. Adopt the Agenda: Motion by Janie Emerson, 2nd by Tony Crisafi.

VOTE: 5-0-0

3. Approve January Minutes Motion by Ted Haas, 2nd by Tony Crisafi.

VOTE: 5-0-0

4. Non-Agenda Public Comment:

Phil Merten commented that the City was asking for an update for the Municipal Code and recommended that the La Jolla Shores PDO be modified. LJCPA is forming an ad-hoc committee to make recommendations for the update. PDR- CPA has an ad-hoc committee working

5. Non-Agenda Committee Member Comments:

Janie Emerson noted the meeting room has a new working clock.

6. 4:05pm Chair Comments – None.

7. Project Review:

a. 4:15-4:45pm K-4 RESIDENCE SDP (2nd 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
- **Project Manager:** Tim Daly (619) 446-5356 TPDaly@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit (SDP) and Coastal Development Permit (CDP) for the demolition of an existing dwelling unit and construction of a 7,091 square foot, two-story over basement dwelling unit located at 7595 Hillside Drive. The 0.797 acre site is located in the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD) within the La Community Plan Area, Council District 1.
- **Presentation and Discussion:**

Applicant discussed: Survey of 300' radius plus all Hillside homes in the area. showing the eclectic nature of the neighborhood with no sidewalks and very short driveways
The setback issue on the driveway was moved to improve view corridors on both the residence and the adjacent neighbor to the west(?) 22' driveway is a trapezoid shape due to the curvature of the street and the hillside lot.
Changed the dining room to open more of a view corridor.
Moved staircase at the rear of the house to be more concealed from the homes across the canyon
Lowest point 96.5
Allowable height 335'
18" below 40' Height limit
All hand rails on the rear decks to be glass
Redesigned the retaining wall to have 4 steps with landscaping

- **Public Comment:**

- Evelyn Mishuck commented about a large pond with standing water at the bottom of the property. dirty black water, breeding ground for mosquitos.
Applicant Rep said the water is not on the property and is City owned.
Chair David Gordon said the issue is outside our Committee purview and also not located on applicant's property or under their control. Recommended contacting the City Storm water dept or possibly County Mosquito Abatement.
- Phil Merten representing Mr & Mrs Gilchrist a neighbor across the street.
Commented on the height 335' above sea level was 340'
Municipal code cited for minimum driveway length 30' or 20' (?)
Requires 2 off street parking spots or ask for a variance
Attorney to set up an appointment with Phil Merten to discuss(?)
Discussion about Cycle issues, no new cycle issues at this time
Tony Crisafi commented Can 2 cars park on the driveway within the property line? Response, Yes
- Evelyn Misuck commented that property line stake removed, trash can area pavement and fence removed.
Applicant response: former owner removed
- Dorothea Kealer commented about traffic control, safety, street maintenance on Hillside Drive.
Chair David Gordon response, out of our Committee purview, Recommend residents should contact: District one office, Police, Fire

- **Committee Comment:**

- Tony Crisafi asked Applicant Rep any ideas of midagatfion of construction schedule? How long construction? Any pre fabrication work off site? Parking and Construction schedule streamline project?
Homeowner Cass spoke about his goal was to start construction ASAP as soon as permit issued.
Applicant rep discussed staging construction site as much a possible. Benefit of Shire pins put in place 15 years ago would remain and shorten the construction schedule.
Tony Crisafi commented that the review process is fair, stalling the process while projects in review is not the responsibility of this committee. Is a variance needed for no sidewalk? does it comply?

- **Motion:** By Tony Crisafi, second by Dave Gordon

Findings can be made, subject to City approving nonstandard driveway, Project #: 522708 (Process 3) for Site Development Permit (SDP) and Coastal Development Permit (CDP).

- **VOTE 3-0-2** Janie Emerson, Ted Haas abstaining

b. 4:45-5:15pm 2521 Calle Del Oro SDP (1st Review)

- **Project #:** 53331
- **Type of Structure:** Single-Family Residence
- **Location:** 2521 Calle Del Oro
- **Applicant's Rep:** Fernando Careaga (Architects Local) (619) 535-0537
fernandoc@architectslocal.com
- **Project Manager:** Xavier Del Valle (619) 557-7941 XDelValle@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit for the addition of 4,047 square feet and remodel of 5,920 square feet to an existing 5,920 square-foot, single family residence at 2521 Calle Del Oro. The 0.46-acre site is in La Jolla Shores Planned District SF Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area, and Council District 1.
- **Presentation and Discussion:**
Applicants Rep proposed a second story addition adding 4'10" height on the existing 25' structure.
FAR .53 up from .29
29% of lot
15' front set back from garage
7' & 8' side set backs
Repair to be made to curb cut
Net square footage of the neighboring 300' 13 homes this project will be the 2nd largest
Landscaping to remain the same, no changes
- **Public Comment:**
- Phil Merten asked about CC&R's
- **Committee Comment:**
- Tony Crisafi What is the distance from the existing face of the garage door to the near side of the sidewalk, or the side of the sidewalk adjacent to the property line?
Applicant Rep responded - 15'
- Ted Haas impression it looks like an apartment building, Ray Huffman style.
- Janie Emerson comment there was no articulation on the front or sides as per LJSPDO. Transition from old to new not in compliance
- Angie Preisendorfer commented mass is in the front towards the street, out of character with the neighborhood. Lack of articulation of the second story. Shading of the neighbor to the north
- Dave Gordon commented that the La Jolla Shores Design Manual states: Promote harmony in the visual relationships and transitions between new and older buildings.
- **Committee Recommended:**
Applicant return and address:
Bulk and Scale
Transition from neighboring houses and articulation (front and sides).
Driveway length
- **No Motion or VOTE**

Adjourn to next PRC meeting Monday, March 16th, 2020 @ 4:00 p.m.

2020 La Jolla Shores Permit Review Committee Meeting Dates

~~Tuesday, January 21, 2020~~

~~Tuesday, February 18, 2020~~

Monday, March 16, 2020

Monday, April 20, 2020

Monday, May 18, 2020

Monday, June 15, 2020

Monday, July 20, 2020

Monday, August 17, 2020

Monday, September 21, 2020

Monday, October 19, 2020

Monday, November 16, 2020

Monday, December 21, 2020