

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

Revision 0

Tuesday, January 21st, 2020 @ 4:00 p.m.

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

1. 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, Myrna Naegle, Andy Fotsch, Ted Haas, Tony Crisafi, Matt Edwards, Angie Preisendorfer.
- c. Committee members absent: None.

2. Adopt the Agenda: Motion by Janie Emerson, 2nd by Matt Edwards.

VOTE: 6-0-0

3. Approve December Minutes: Motion by Janie Emerson, 2nd by Myrna Naegle.

VOTE: 5-0-1

Note: Ted Haas and Tony Crisafi arrived just after these votes.

4. Non-Agenda Public Comment: None.

5. Non-Agenda Committee Member Comments:

- a. Janie Emerson commented UCSD is having an Open House January 22, 5-7 PM at the Faculty Club, to discuss the new Living and Learning center for 8th College near LJ Playhouse.
- b. David Gordon discussed the traffic and interactive street lights around the university, and the finding of alternate parking for the La Jolla Playhouse.

6. Chair Comments

- a. Chair reiterated that he will be resigning as Chair effective following the March 2020 LJSPRC meeting (as announced at Dec 2019 LJSPRC meeting).

7. Project Review:

a. SAID RESIDENCE SDP (1st Review)

- **Project #:** 646224
- **Type of Structure:** Single-Family Residence
- **Location:** 7834 Esterel Drive
- **Applicant's Rep:** Mark Lyon (858) 459-1171 mark@mdla.net
- **Project Manager:** Tim Daly (619) 446-5356 TPDaly@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit (SDP) for the addition to an existing single family residence consisting of 945 sq ft to basement, 551 sq ft to first floor and a new detached 1,200 sq ft Companion Unit over 546 sq ft of basement parking located at 7834 Esterel Drive. The 0.49 acre site is located in the La Jolla Shores Planned District Zone (LJSPD-SF) base zone of the La Community Plan Area, Council District 1.
- **Presentation and Discussion:**
 - Applicants Reps Sara Carpenter and Mark Lyon discussed the project pursuing historical designation of the Russell Forester design.
 - Master bed room and kitchen expansion, and the separate companion unit. showed a grad line on project that was requested
 - New plan shows removal of roof deck.
 - Story poles install delayed due to inclement weather, not required per city but installed for neighbors
 - Revised landscape plan includes planting hedge and not removing existing planting on the west facing set back.

- **Public Comment:**

Christine Wichard – (Neighbor) concerned about west setback planting, privacy to her property.

Applicant Rep stated that the existing planting will be augmented to add more plantings.

Unidentified Neighbor - asked about the Companion Units height with the basement garage, Applicants Rep stated total including subterranean garage 17’

- **Committee Comment:**

Janie Emerson – Suggested moving the companion unit closer to existing house to have more privacy to west neighbor. Applicant’s Rep stated the setback at 17’ & 19’.

Myrna Naegle – Asked about the grading on the lot. Applicant’s Rep stated the existing grade was mostly in effect. some slight grading for drainage and subterranean garage under the Companion Unit.

Matt Edwards – Asked about the curb cuts needed. Applicant’s Rep stated removal of existing circular drive curb cut and concrete path. Applicant’s Rep responded that added curb cut would be for new garage with 25’ driveway.

Andy Fotsch – (In response to neighbor comment concerned that owner or subsequent owner might pursue a lot split) Noted that a lot split would not be allowed by City zoning.

- **Motion:** Findings can be made for Project 646224 for Site Development Permit (SDP) for the addition to an existing single family residence consisting of 945 sq ft to basement, 551 sq ft to first floor and a new detached 1,200 sq ft Companion Unit over 546 sq ft of basement parking located at 7834 Esterel Drive. as presented today on January 20, 2020.

Motion by Andy Fotsch, 2nd by Ted Haas

VOTE: 7-1-0

b. K-4 RESIDENCE SDP (1st 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.
- **Chair Comment:**
Chair explained that while traffic control is a valid concern for the community, it is not in the purview of LJSPRC or the LJCPA. Recommended contacting City Council, Police, Fire Departments, regarding parking issues, safety, traffic control.
- **Presentation and Discussion:**
 - Applicants Rep describing the existing house is condemned by the City and is currently falling into the hillside, problems with vagrants.
 - About the same roof line from the street view, house built into the canyon lower than street.

- **Public Comment:**

Nancy Manno - mentioned road traffic, owner/ designer/ contractor ability to control all vehicles.

Ali Ehsan (applicant's Attorney) - stated that the owner wanted to be a good neighbor, would be working to control traffic issues.

Chair - Reminded all that traffic issues are not in the purview of the LJSPRC.

David Chaziri (neighbor) - Via Casa Alta, related some vagrant issue.

John Gilchrist (neighbor at 7590 Hillside Dr) – stated that he was not contacted by the owner or architect in a timely matter. Also noted he and his wife hired Phil Merten.

Phil Merten – Gave detailed presentation on his opinions of problems with the project. Mr Merten admitted he was hired by a neighbor and also that he had not discussed any of his concerns with the applicant. The Chair pointed out that he was limited to 3 minutes (like all other members of the public) and Mr. Merten said that was not enough time. The Chair pointed out that the LJSPRC policy (as stated in every agenda for more than a year, is that “[Any member of the public planning to make a formal presentation or a discussion longer than 2 minutes will need to schedule time on the agenda with the chair prior to the meeting](#)”. Mr. Merten claimed that his presentation wasn't a formal presentation. He then proceeded to make his presentation which included several copies of a 7 page handout that included multiple color photos. Mr. Merten continued his presentation. In order to avoid public arguments and disruption of the meeting, the Chair allowed him to continue for nearly 15 minutes. Mr. Merten discussed problems with measurements of height on grade site plan. Claimed project height is 45' (15' higher than allowed by code). He also claimed that Muni code requires 20' driveway length or 2 off street parking neither of which is in this current design. He also stated that the retaining wall on rear/East side is 25% above grade. Applicant's rep said that he would re-design the garage to allow for a 20 ft driveway. A copy of Mr. Merten's handout is included with these minutes.

- **Committee Comment:**

David Gordon (Chair) - pointed out that the issue regarding setbacks (as well as other issues) have been cleared by the City on the cycle issues.

Several Committee Members – expressed concern about driveway length that it should be at least that of the 20 ft code requirement and adequate to ensure vehicles parked on the driveway do not impede pedestrian and vehicle access along the public right of way.

Matt Edwards - expressed concern that the driveway site lines may not be adequate for safety.

Janie Emerson – expressed concern about length of the driveway (17'9" on one side and 14'5" on the other side).

Committee – requested applicant return with and address concerns for following:

- Applicant provide parking in driveway adequate for two vehicles and address visibility triangle, safe egress/ ingress.
- height limit conforms with municipal code.
- Provide 300' neighborhood survey.
- Front retaining wall in general conformity within building code.
- Updated landscape plan.
- Retaining wall east/canyon side conformity with municipal code.
- Consider guardrail at front of property.

- **No Motion or VOTE**

Adjourn to [next PRC meeting Monday, February 18th, 2020 @ 4:00 p.m.](#)

Upcoming 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

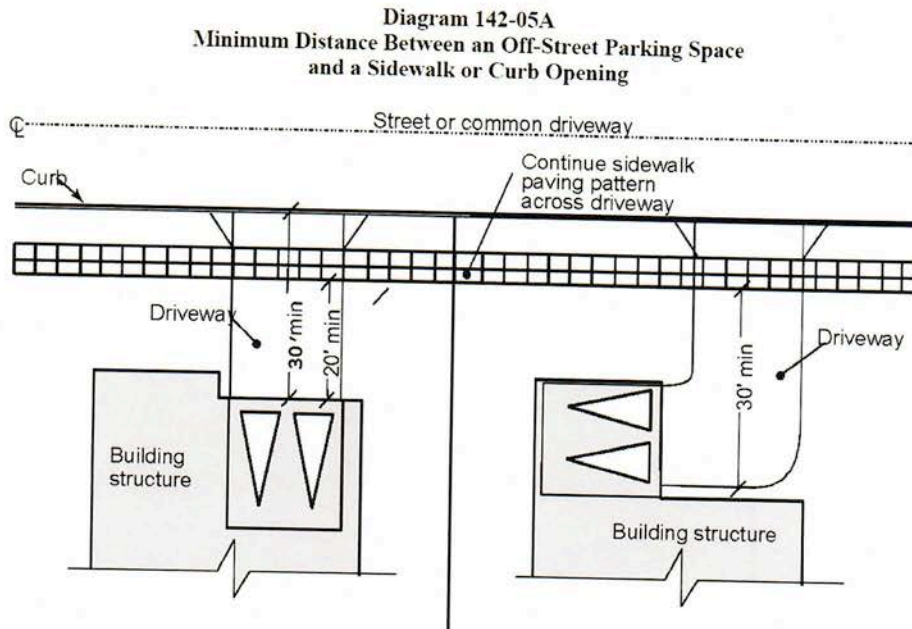
Monday, November 16, 2020

Monday, December 21, 2020

Note: The following comments pertain to drawings dated 9-30-2019 that were presented to the La Jolla Shores Planned District Advisory Board on Dec. 10, 2019.

INADEQUATE DRIVEWAY LENGTH and STREET PARKING

The La Jolla Shores Planned District Ordinance specifically incorporates SDMC Chapter 14, Article 2, Division 5 Parking Regulations. The Parking Regulations require a minimum 20 foot long driveway in accordance with Diagram 142-05



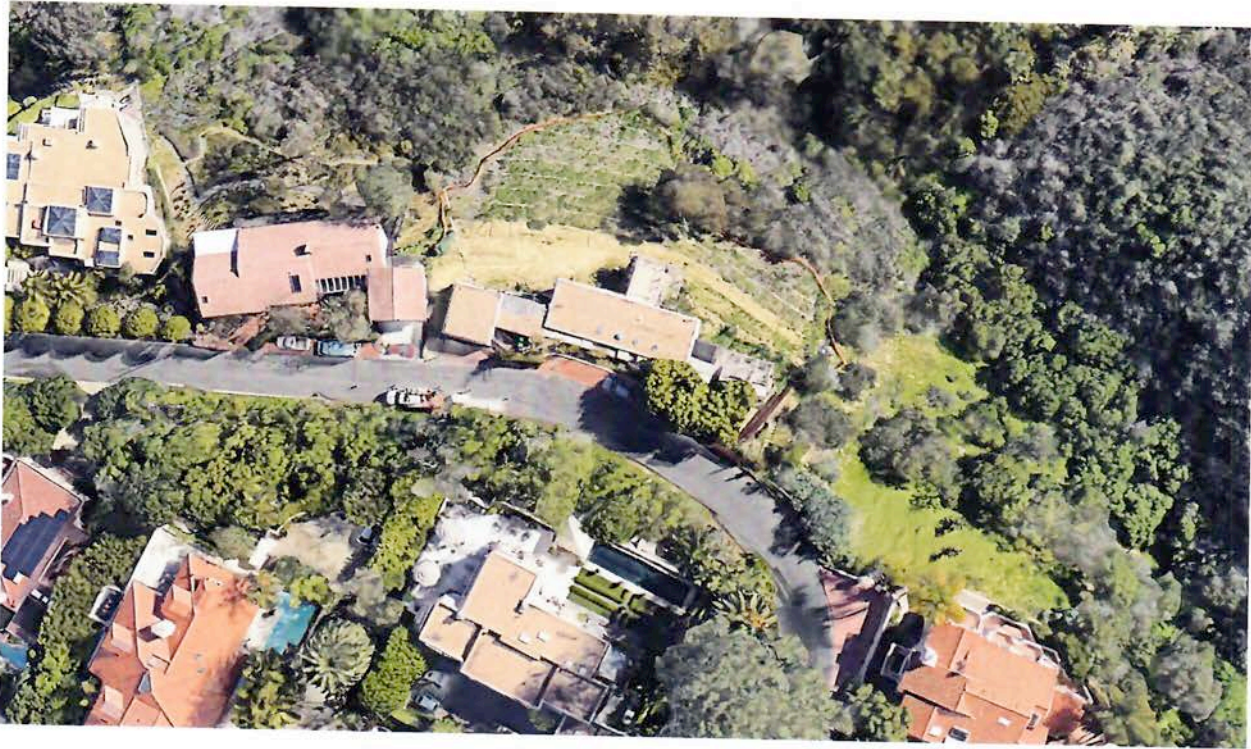
¹ *Single dwelling units* that do not provide a driveway at least 20 feet long, measured from the back of the sidewalk to that portion of the driveway most distant from the sidewalk, as illustrated in Diagram 142-05A, shall provide two additional parking spaces. These parking spaces may be on-street, abutting the subject property, but shall conform to section 142.0525(c)(4).



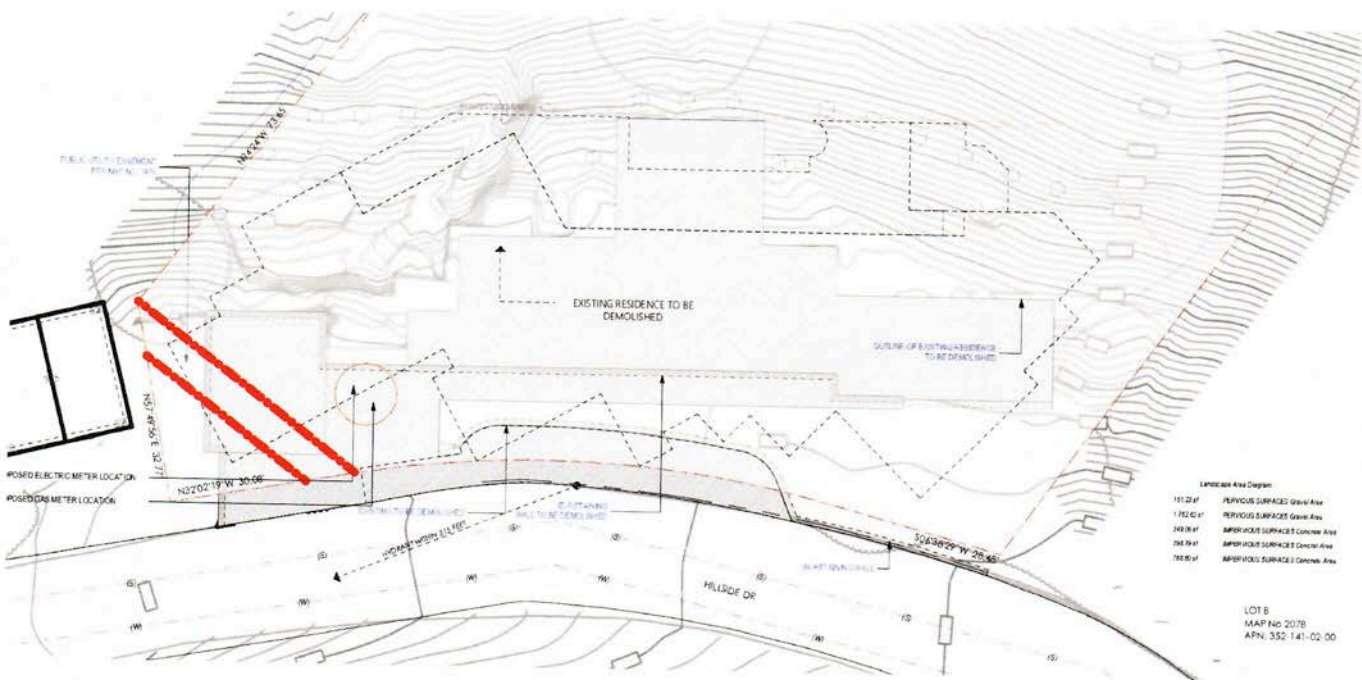
Contrary to the Parking Regulations the project fails to provide the required minimum driveway length to accommodate off-street guest parking, and eliminates the existing badly needed parallel out-of-the-roadway parking spaces on the narrow street.

INADEQUATE DRIVEWAY LENGTH and STREET PARKING

Aerial view of the existing out of the roadway parallel parking spaces.

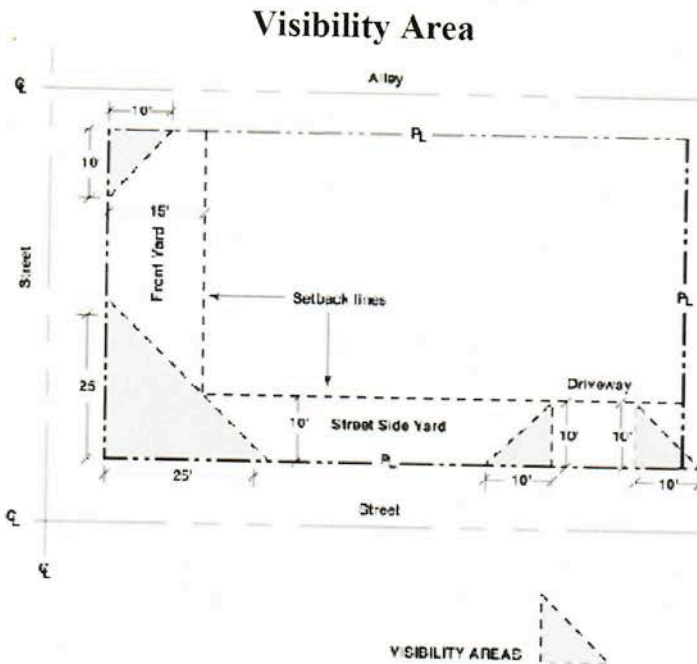


Proposed demolition of the existing out-of-the-roadway parallel parking spaces.

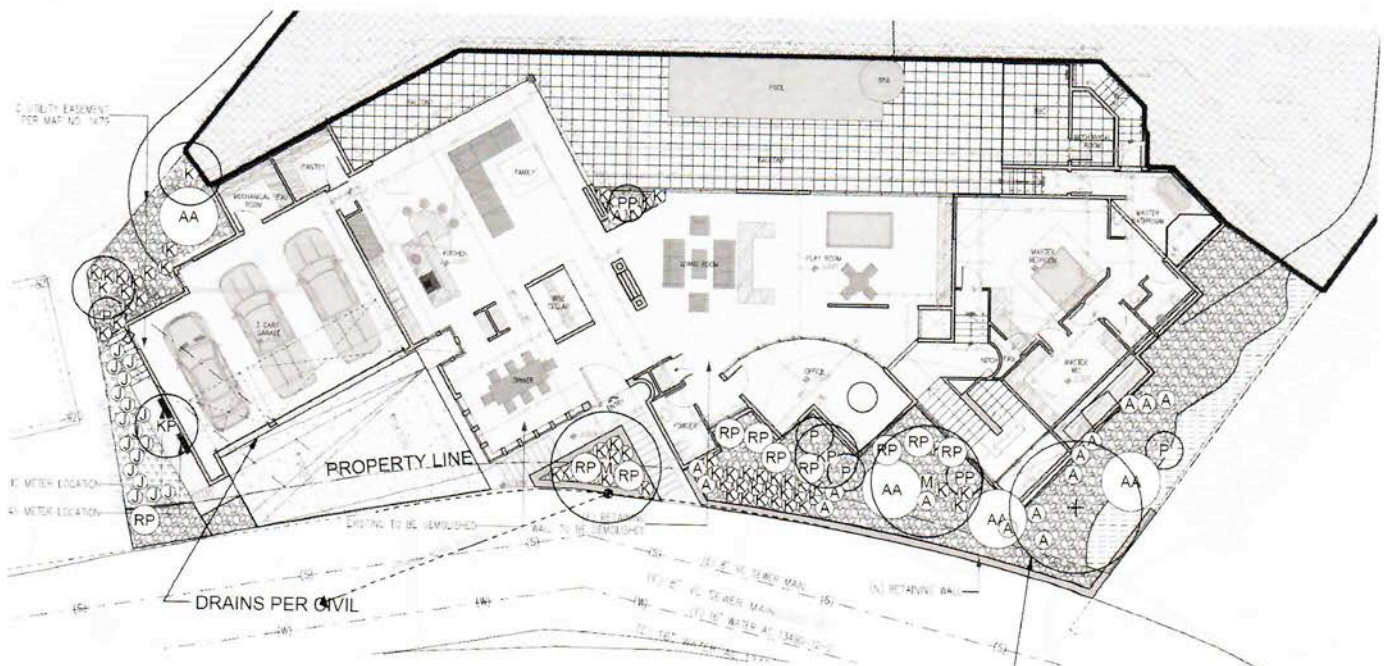


LACK of REQUIRED VISIBILITY TRIANGLES / AREAS

LDR-Engineering Review Comment No. 56 asks the applicant to show the driveway 'visibility triangles' (visibility areas).

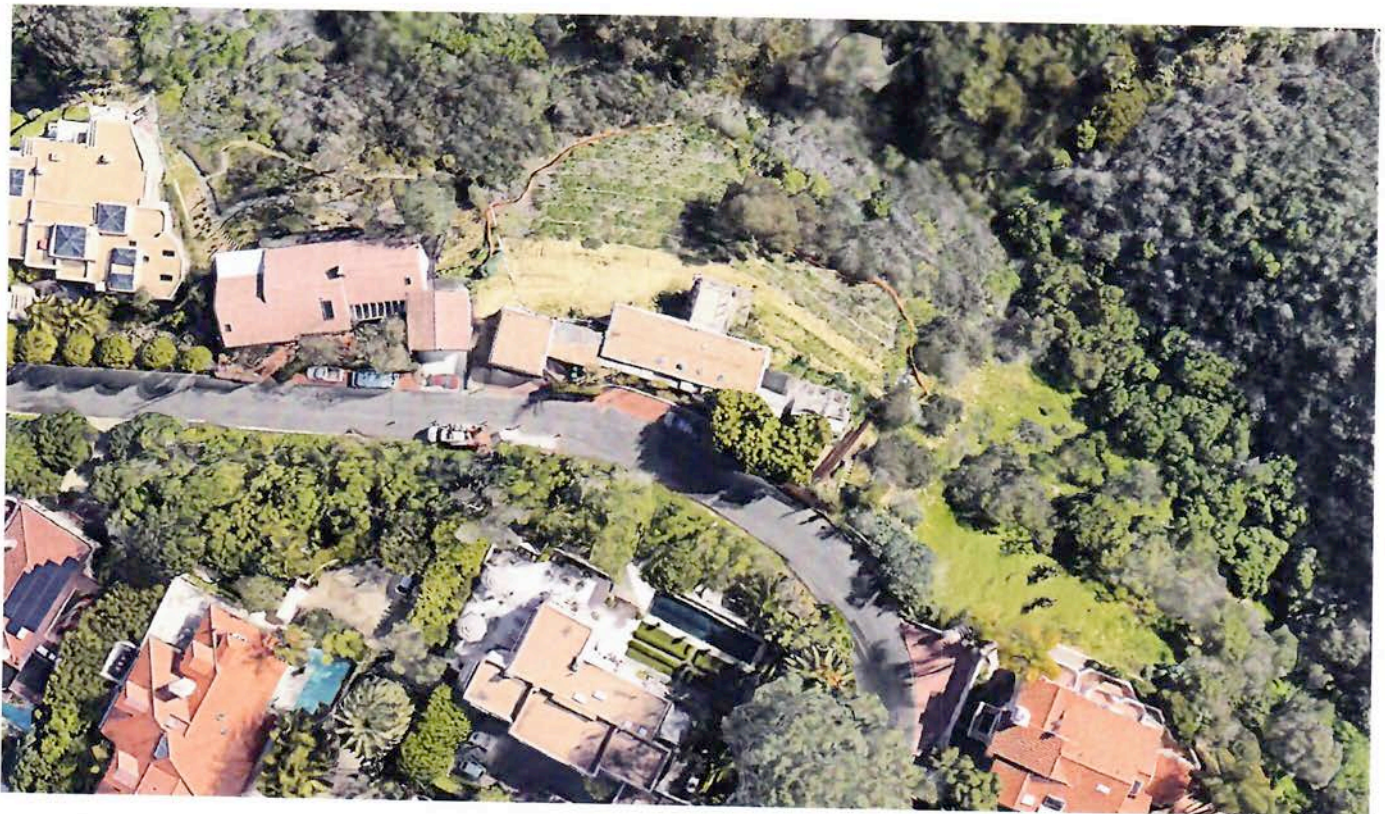
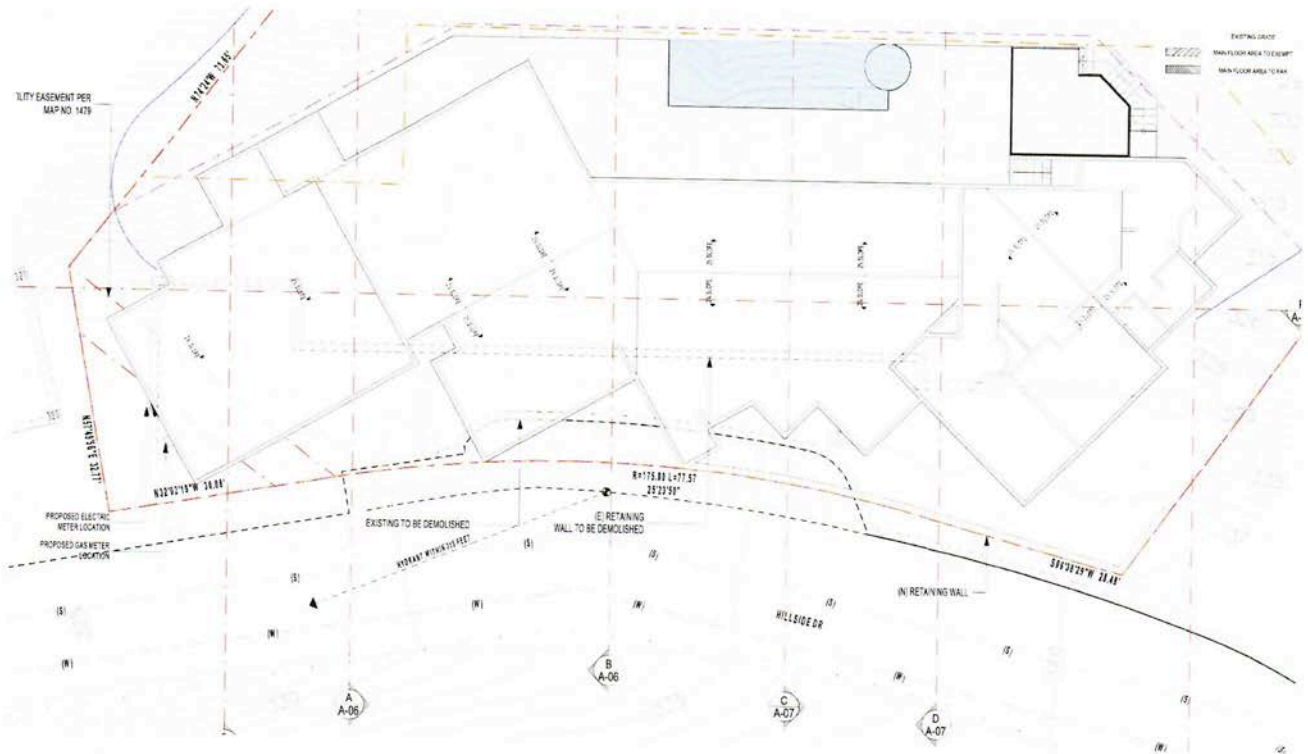


A 10' x 10' clear visibility area is required where a driveway enters a street. The proposed Dining Room extends into the southern visibility area and blocks the line of sight. On the north side of the driveway, the garage is less than 10 feet from the property line and blocks the line of sight.



FRONT YARD SETBACK Not in Conformity with Those in the Vicinity

As depicted previously and below, two front corners of the proposed house actually touch the front property line. The LJSPDO says: Building and structure setbacks shall be in general conformity with those in the vicinity. None of the homes in the vicinity touch the front property line.

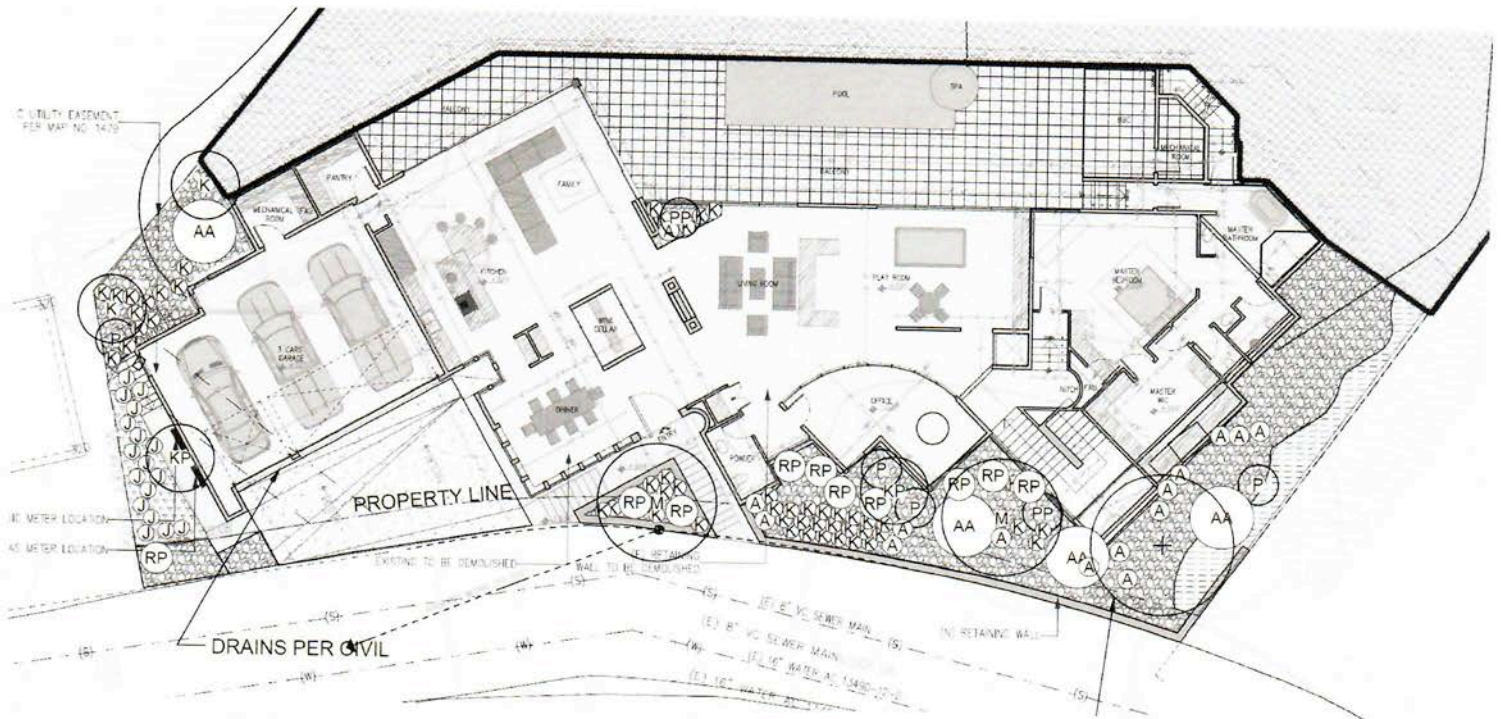


FRONT GARDEN RETAINING WALLS Within the Street Right-of-Way

As depicted on the SITE PLAN A.01, DEMO PLAN D.01, and LANDSCAPE CONCEPT PLAN L-1, the project proposes exterior entry stairs and retaining walls within the public right-of-way to create a front yard sunken garden at the Main Floor Level.

LDR-Engineering Comment No. 44 directs the applicant to remove the retaining walls and entry stairs from the ROW.

The lack of any setback of the retaining wall structures is not in conformity with the setbacks in the vicinity, and eliminates the existing out-of-the-roadway parallel parking.



EXCEEDS MAXIMUM ALLOWED OVERALL STRUCTURE HEIGHT

The project presented to the LJSPDAB exceeded the maximum allowed Overall Structure Height by 3.5 feet. According to the topographic information on the architect's drawings the lowest point of existing grade within 5 feet of the structure is Elev. 296.5', and according to the Exterior Elevations the highest point of the roof is Elev. 340', for a difference and **Overall Structure Height of 43.5'**; where 40' is the maximum allowed.

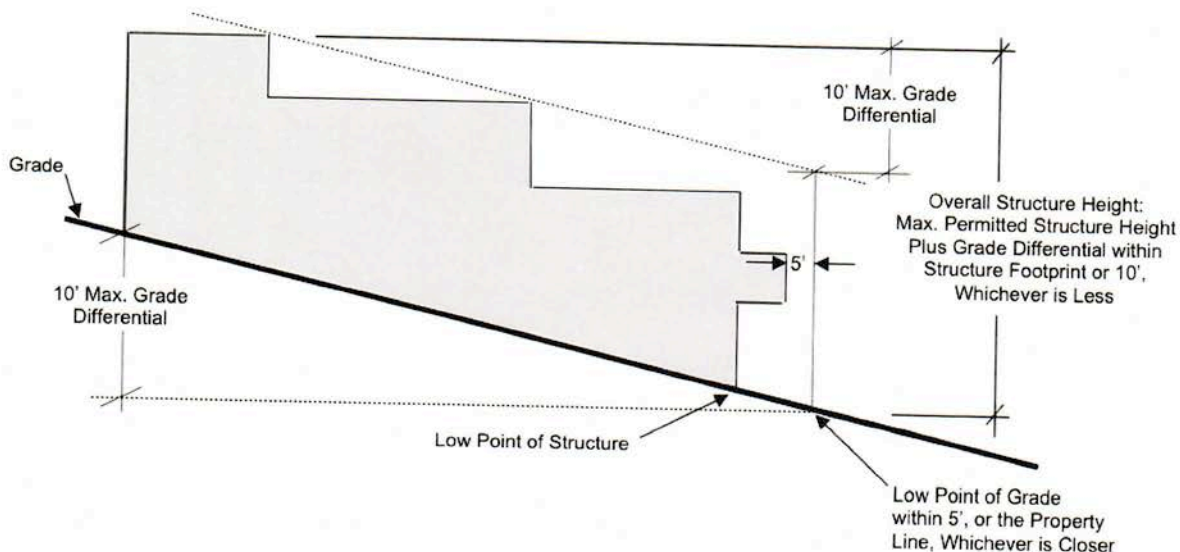
San Diego Municipal Code
(2-2019)

Chapter 11: Land Development Procedures

- (B) Overall Height Measurement. The overall *structure height* is measured from the lowest point of *existing grade* or *proposed grade* within 5 feet of the *structure's* perimeter (building wall, balcony, bay window, or similar *architectural projection*) or at the *property line*, whichever is closer, to the highest point of the *structure*, projected horizontally to directly above this lowest point of *grade*. The overall *structure height* shall not exceed the maximum permitted *structure height* of the applicable zone plus an amount equal to either the maximum *grade differential* within the *structure's* footprint or 10 feet, whichever is less. The *structure height* shall not exceed the maximum allowed by the applicable zone at any one point. This is illustrated in Diagram 113-02LL.

Diagram 113-02LL

Overall Structure Height



EXCESSIVE RETAINING WALL HEIGHT Disrupts the Architectural Unity of the Area

The City wide retaining wall regulations say:

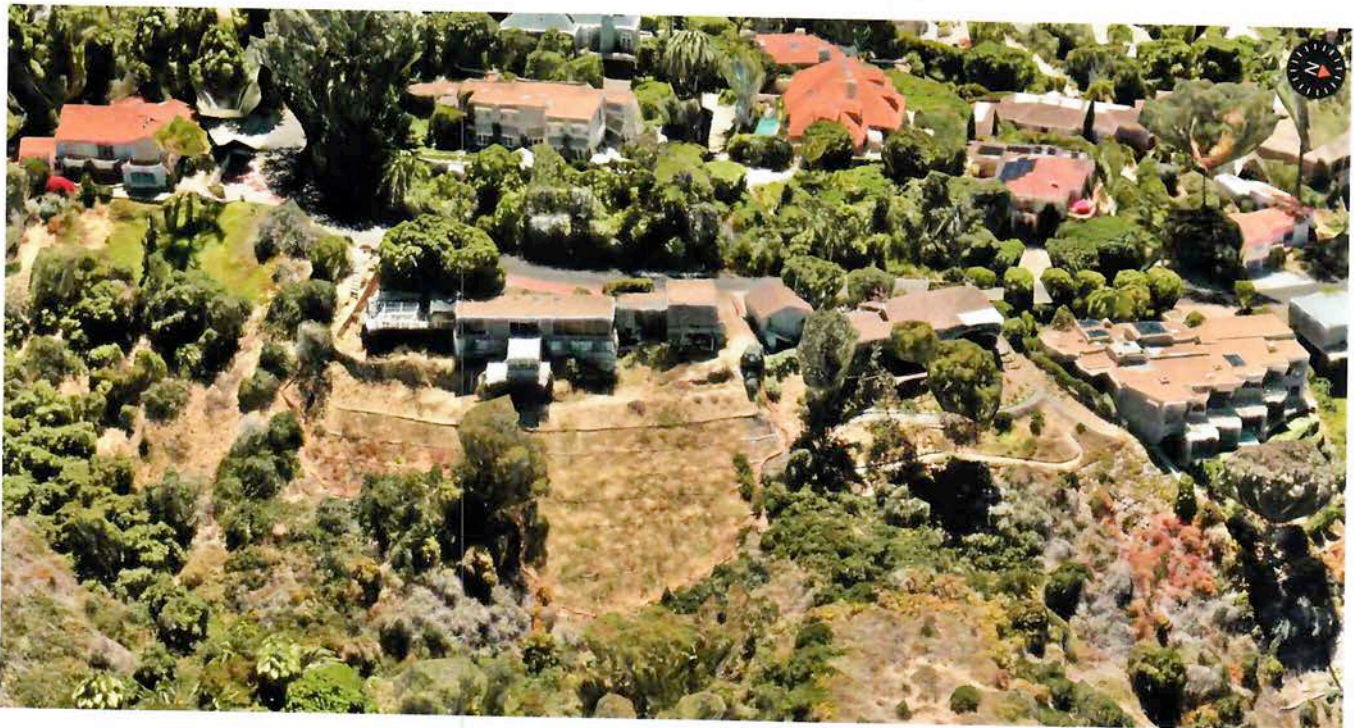
(e) *Retaining Wall Height Outside of Required Yards*

Retaining walls located outside of the required *yards* shall not exceed 12 feet in height.

Some have argued that this regulation is not applicable in the LJSPD. However, the LJSPDO says:

(b) Design Principle

Within the limitations implied above, originality and diversity in architecture are encouraged. The theme "unity with variety" shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.



The proposed 15' high retaining walls supporting the swimming pool are not only 25 percent higher than the maximum allowed elsewhere in the city, the proposed high retaining walls projecting from the steep hillside are so different from anything in the area that they will disrupt the architectural unity of the area.