

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

Tuesday, April 20th, 2020 @ 4:00 p.m.
VIA ZOOM

1. Call to Order: Andy Fotsch, Acting Chair (andy@willandfotsch.com)
 - a. Committee members in attendance: Tony Crisafi, Matt Edwards, Janie Emerson, Andy Fotsch, Myrna Naegle, Angie Preisendorfer
Committee members not in attendance: Ted Haas

Dave Gordon has resigned as a chair of the LJSPRC as acting Chair, Andy Fotsch has taken responsibility of the chair's duty

2. Motion made to Adopt the Agenda by Mryna Naegle, 2nd Janie Emerson
VOTE 6-0-0

3. Motion made to Approve February Minutes by Mryna Naegle, 2nd Angie Preisendorfer
VOTE 6-0-0

4. Non-Agenda Public Comment:

Diane Kane, new President of the La Jolla Planning Association.

Discussed moveable accessory Dwelling Units (ADU) The City of San Diego City Council voted (?) with zero input from all the cities (42?) planning groups. Diane Kane asked the LJSPRC and any CPA members for input to forward to District One Council person Barbara Bry to please consider how this action will affect live ability.

Response Andy Fotsch has not read the info, Phil Mertens seems to have the most detailed information.

Diane Kane requested the committee discuss the issue at the end of todays agenda.

5. Non-Agenda Committee Member Comments:

Janie Emerson wanted to thank Andy Fotsch for stepping into Committee Chair position.

Discussed openings on the committee and up coming appointments in June. 3 positions available.

6. Chair Comments: Given the situation with Covid19, looks like this format with Zoom might be nessary for next months meeting May 18, 2020 (do we need to add the Brown Act ruling?) I believe this is the temporary amendment 600-24.

7. Project Review:

- a. 2521 Calle Del Oro SDP (2nd Review)
 - Project #: 653331

- 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.

Applicants Rep Aaron Borja discussing the project of an addition of 3890 second story addition on the existing foot print of a single story home.

Covering 29% of the lot. New height will increase 3'9" by removing the existing pitched roof.

Distance from back of sidewalk 20' to garage on the first floor, 40' feet on the second story.

Undulation on both the front and rear, with over hangs to provide depth to the facade. Square footage info on the plans(? I couldn't keep up with these numbers) 1,262 SF garage, 4,613 sf ground level and 4,047 sf upper level.

Provided a rendering of the existing homes in the neighborhood.

Provided square footage info of 13 neighboring homes provided by the County Assessors office

Provided letters of approval from the direct neighbors, north/ south

Materials board, Stained wood, Santa Barbara finish stucco, metal, glass, concrete, landscape.

Garage expanded to provide interior parking for 5 cars

Existing pitched roof will be removed and a flat style roof, recessed in the facade.

Public Comment: NONE

Committee Comments:

Angie Preisendorfer asked about the chimney on the existing home. Response Chimney removed.

Janie Emerson Height differential single peak? North Elevation.

Response the height will 3'9" high than existing Chimney, 5'9" from existing roof peak.

West exposure, reflect-ability to the residences below, Glass/Glare.

Response with the 6' over hangs should mitigate the reflection.

Matt Edwards What is the width over the second floor patio?

Response 6' (?) yes overhang

Glass hand rails on second story might reflect to the west would the owners consider tinted hand rails?

Response, yes

Myrna Naegle asked about setbacks, and articulation on the street view.

Response, balconies and overhangs and the existing garage is forward towards the street, the second story is pushed back 40'

How does this fit the character of the neighborhood?

Response, many of the homes on this street are of similar style

Tony Crisafi: Clarify the second story setting back? Efforts have been made to articulate the street view, moving the second story and the center, and the off sets on the side set backs (void) showed a major change

Matt Edwards made a motion, Tony Crisafi 2nd, Findings could be made on Project #: 653331(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.

VOTE 3-2-1 Motion passes

For: Tony Crisafi, Matt Edwards, Angie Preisendorfer

Against: Janie Emerson, Myrna Naegle

Abstain: Andy Fotsch

b. Sinnett SDP/ CDP (1st Review)

- Project #: 638504
- Type of Structure: Single-Family Residence
- Location: 2365 Via Siena
- Applicant's Rep: Scott Sinnett (951) 235-9223 srsinnett@gmail.com
- Project Manager: Xavier Del Valle (619) 557-7941 XDelValle@sandiego.gov
- Project Description: (Process 3) Coastal Development Permit (CDP) and Site Development Permit

(SDP) for the addition and remodel to an existing single dwelling unit for a total of 5,881 square feet

located at 2365 Via Siena. The 0.28 acre site is located in the LJSPD-SF bas zone of the Coastal (Non-

Appealable) Overlay Zone of the La Jolla Community Plan Area, and Council District 1.

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

MEETING PROTOCOLS FOR PROJECT REVIEW:

- The Project Review part of the meeting will proceed in three parts:
 1. Presentation by the Applicant: The applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.

2. Public Comment: Members of the public may address the Committee about the proposal.

3. Deliberation by the Committee: The members of the Committee discuss the proposal. Note that

the members of the Committee may initiate questions of the Applicant and the Members of the

Scott Sinnett home owner/ rep

Remodeling and adding square footage (?) 2,183 sf plus 1,397 sf basement garage

adding a new curb cut driveway to an existing court yard with a deck above. The existing garage will be remodeled into the residence. New garage will replace a patio and will be below street level.

Existing roof has a 12 to 4 pitch 13'7" height

New roof will have a 12 to 2 pitch with a 16' height

Height will be in the middle of the structure

Direction of the roof will change

Adding a roof deck with glass balcony

Materials details Stucco and stone

Public Comment:

Kathlien Neil, How much dirt will be exporting?

Response Geo tech report says 617 cubic yards

Diane Kane, How much of lot is covered with hard scape? Landscape plan?

Response, New garage and curb cut, existing berm is staying.

the 3 car garage doors and large driveway at the center of the house, Masonry walls?

Landscaping?

Response set back 20-25 feet, no alley is available

Joe and Susanne Bavash(?) Neighbor on Rue de Anne(Triad house) It would be helpful to add a roof line North elevation.

Response, ridge line changing slope 6-8' and from left/ right, should open more views, Story Poles??

Not required from this committee.

Fire place chimney, possible to re vent so not require a chimney

Response, owners will meet with neighbors to discuss

Committee Comments:

Janie Emerson, What is the percentage of green/ landscape as opposed to concrete?

The entrance view from the street is an imposing 3 garage doors and concrete driveway. How about redesigning to mitigate the view from the street is not 3 garage doors? Be more creative.

Requests

materials board

Street scene rendering

Andy Fotsch suggested a 3-dimensional drawing to help defend the project
View impact from the street, articulate the garage.
Photos of neighboring homes

Tony Crisafi is there a intention to add basement space?
Response, No

What is the landscape coverage? Helpful to show finishes and greenway

Matt Edwards, What are the drainage plans regarding the below street level garage?
Response, pumps in garage.

Myrna Naegle, Questions about the interior space regarding breezeway and seems like a guest house?
Response, Andy Fotsch, Site plan shows not a free standing unit , has a breezeway considered outdoor space.

Request of the applicate from the Committee:

Landscape plan
Street view drawing
Photos of the homes in the neighborhood
Materials board
Meet with neighbors regarding roof line/ story poles (not required by committee, chimney etc

2020 La Jolla Shores Permit Review Committee Meeting Dates

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