

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
Tuesday, May 18th, 2020 @ 4:02 p.m.  
VIA ZOOM MEETING

1. Call to Order: Andy Fotsch, Acting Chair ([andy@willandfotsch.com](mailto:andy@willandfotsch.com))
  - a. Committee members in attendance: Matt Edwards, Janie Emerson, Andy Fotsch, Myrna Naegle, Angie Preisendorfer
  
2. Motion made to Adopt the Agenda: Angie Preisendorfer, 2nd Myrna Naegle  
**VOTE 4-0-0**
3. Motion made to Approve April Minutes: Andy Fotsch, 2nd Janie Emerson  
**VOTE 4-0-0**
  
4. Non-Agenda Public Comment: Phil Mertens has a an 8 minutes presentation for project 7615 Hillside Drive, Second item on Agenda
  
5. Non-Agenda Committee Member Comments: Janie Emerson said the CPA has formed an ADHOC committee to over view the LJSPRC (?LJSPDO?) document and define clarifications
  
6. Chair Comments: Board elections next month.
7. Andy Fotsch made a Motion made to Amend agenda to add home owner/ rep Scott Sinnet regarding Via Sienna accidentally left off the agenda. 2nd review.  
**VOTE 5-0-0**
  
7. Project Review:
  - a. 2702 Bordeaux Avenue (1st Review)
    - Project #: 646977
    - Type of Structure: Single-Family Residence
    - Location: 2702 Bordeaux Avenue
    - Applicant's Rep: Howard Katz (858) 245-6888 [hkatz@hotmail.com](mailto:hkatz@hotmail.com)
    - Project Manager: Tim Daly (619) 446-5356 [TPDaly@sandiego.gov](mailto:TPDaly@sandiego.gov)
    - Project Description: (Process 3) Coast Development permit CDP and Site Development permit SDP for remodel and additions to an existing two-story 3263 square foot single dwelling unit for a new total of 7276 square feet on a Lot size of 0.4 acres located at 2702 Bordeaux Avenue in the La Jolla Shores Planned District (LJSPD) SF Zone, Coastal Height Limitation, Coastal Zone, Non Appeal Area 2, Parking Impact - Campus Parking Standards Transit Priority Area, and Transit Priority Area overlay zones within La Jolla Community Plan Area.

Power point presentation with details. Neighborhood architectural committee approved the plans. Presented to all, in multiple meetings with neighbors within 300', installed a story pole to show roof height. Roof height lowered to 14'11"

existing 3200 sq ft home

7300 sq ft total with addition

17,000 sq ft lot

No view corridor affected

20' driveway, home at the end of a cull de sac

Materials:

retaining cedar siding

white stucco

ledger stone same as the existing in the back of the house

Public Comment: NONE

Committee Comment:

Janie Emerson applauded the homeowner for working with the neighbors.

Myrna Naegle inquired about lot coverage.....38% of the total lot.

Motion made by Janie Emerson Findings can be made, Project #: 646977 (Process 3) Coast Development permit CDP and Site Development permit SDP for remodel and additions to an existing two-story 3263 square foot single dwelling unit for a new total of 7276

square feet on a Lot size of 0.4 acres located at 2702 Bordeaux Avenue in the La Jolla Shores Planned

District (LJSPD) SF Zone, Coastal Height Limitation, Coastal Zone, Non Appeal Area 2, Parking Impact -

Campus Parking Standards Transit Priority Area, and Transit Priority Area overlay zones within La Jolla

Community Plan Area.

2nd Matt Edwards

## **VOTE 4-0-1**

Noted Dr Howard Katz expressed interest in joining the committee

b. 7595 Hillside Drive – (Re-Review / 3rd 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](mailto:jessgonzales4299@gmail.com)
- Project Manager: Tim Daly (619) 446-5356 [TPDaly@sandiego.gov](mailto:TPDaly@sandiego.gov)
- Project Description: (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at 7595 Hillside Dr. The 0.797-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.

Applicant rep unavailable.

Phil Merten made a presentation starting with a review of a letter that the LJSPRC received regarding this project. Contends that the design is not in conformance with LJSPDO.

Driveway length in new design one space 19'9", second space 16'3", vehicles will be in the right of way

Driveway length in the LJSPDO 20' or add street parking existing off street parking is to be removed

Sub standard setbacks 19"-20" to property line on west side.

Side retaining wall will cut into the west side 11' feet high to accommodate a stair well to access an 600 sq ft ADU additional dwelling unit. in previous plan it was attached to the house as a guest room.

With the minimum required stair landing of 36" it encroaches over the property line.

Coastal zone ADU needs to be re-notice to neighbors within 300'

Any ADU over 400 sq ft must add parking

Stairways and retaining walls in the right of way does not comply

Narrow roadway 20' wide

Sunken garden on plans does not have a rendering to show 15' retaining wall.

Sunken garden and retaining wall have a 36" protection rail should be 42".

There is also a 5' metal fence not shown in the rendering

Exceeds max structure height 296.5 (?) top of wall elevation 338

41'6" over all, not in conformance, 40' max allowed

Conclusion five basic reasons this project does not comply with LJSPDO

guard rail and retaining wall not shown

Fence adjacent to road

side setbacks are not in compliance

Adjacent seasonal wetland not addressed by the city

Height

Simply findings can not be made. Requests that a with drawl of our previous decision

Andy Fotsch and Diane Kane have reached out to the City's project manager to re-notice the required neighbors. Tim Daley project manager

Side note committee member Janie Emerson while viewing the project site was pushed off the road on this very narrow and curving road.

LJSPRC regarding 7595 Hillside project, we had myriad issues with this project and did 2 things:

1) Motion - The LJSPRC withdraw their previous approval of this project until it can be properly noticed and the entire project be reviewed. (Motion made by me and 2nd by Myrna)

2) We also instructed that the Applicant come back for full review of the total project including the stated ADU/CPU.

Janie Emerson made a motion that the LJSPRC with draw our approval of this project based on the new information.

## **VOTE 4-0-1**

c. Sinnett SDP/ CDP (2<sup>st</sup> Review)

- Project #: 638504
- Type of Structure: Single-Family Residence
- Location: 2365 Via Siena
- Applicant's Rep: Scott Sinnett (951) 235-9223 [srsinnett@gmail.com](mailto:srsinnett@gmail.com)
- Project Manager: Xavier Del Valle (619) 557-7941 [XDelValle@sandiego.gov](mailto: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.

Andy Fotsch apologies for leaving this project off the agenda.

Applicant showed landscape renderings  
12,300 sq ft lot .49 hardscape, .51 green scape  
Showed houses in neighbor with similar garage fronts

Front setback 20'  
Side set back 10'  
Story pole up for one week no comments yet.  
Chimney height 14" higher than the roof at 27', (14" minimum)

Public comment:

Alexis Maxmillan direct neighbor question about the height on the rendering looked higher than existing.

Answer finished floor height same as existing, not raised

Janie Emerson commented, the approach to house is 3 garage doors as the front street view, not the same as shown in the neighboring homes.

Matt Edwards suggested taller landscape to minimize the garage door view, owners happy to comply

Andy Fotsch said the driveway back out areas are not in compliance with city codes, suggested a center drive with taller landscaping and retaining wall shown was too high to be allowed

Committee Comments:

Janie Emerson and Myrna Naegle not comfortable with a conditional permit.

Return with new drawing street view impact.

Re orient the front driveway move to center to cover left and right garage doors

Landscape plan showing taller landscaping and renderings of the retaining walls, heights and dimensions at the front to conform with City codes

Adjourned 5:30 pm

[next PRC meeting Monday, June 15th, 2020 @ 4:00 p.m.](#)

**2020 La Jolla Shores Permit Review Committee Meeting Dates**

[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](#)