

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

**DRAFT Meeting Minutes**

**Monday, July 20<sup>th</sup>, 2020 @ 3:30 p.m.**

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

1. **3:30pm Welcome and Call to Order:** Andy Fotsch, Acting Chair ([andy@willandfotsch.com](mailto:andy@willandfotsch.com))
2. Committee members in attendance - Dan Courtney (arrived at 3:45), Larry Davidson, Matt Edwards, Janie Emerson, Andy Fotsch, Ted Haas, Myrna Naegle ABSENT - Angie Preisendorfer
3. **3:35-4:00pm Complete Communities Review**
  - Discuss where an FAR of 3.0 might be acceptable in your areas of review. FAR in the Coastal Zone is now being proposed as 3.0. Community plan and PDO doesn't allow anything over a max FAR of 1.8.
  - The density in the Shores area is basically maxed out within the MF zone. An increased height to 3.0 is possible in the center of the Village to increase housing and density. This is not a viable option in the Shores.
  - The Math - 3.0 FAR in 30' height zone is floors of 8' with 2' for infrastructure (10' total per floor)
  - It would be built property line to property line without landscape nor articulations required in LJSDO and Community Plan. Also, not possible because of fire, safety, ventilation, etc.
  - MOTION by Andy Fotsch 2nd - Dan Courtney Recommend a maximum FAR go 2.0 in La Jolla Shores
  - Vote - 6-1-0
5. **Adopt the Agenda MOTION to adopt Agenda** - Matt Edwards 2nd - Dan Courtney Vote 7-0-0
6. **Approve April Minutes MOTION to approve** - Janie Emerson 2nd - Myrna Naegle Vote 6-0-1 (Courtney abstain because absent)
7. **Non-Agenda Public Comment: Phil Merten** - Discussion of 2 projects on Hillside Drive which exceed height limits. City not abiding by the height requirements. Need to bring to LJCPA to insist that the City enforce these regulations. Requests this issue be on the next month LJSPRC Janie Emerson - Shores Outside Dining to start on Wednesday, July 22nd after 4 months of struggle with the City. Please, come enjoy and support out local restaurants.
8. **Non-Agenda Committee Member Comments: Matt Edwards** - Requests that a set of paper plans be available for the LJSPRC Committee members to review prior to meetings. Also, that these plans be retained so the LJSPRC can check that approvals are being complied with as the project is built. Dan Courtney - Has questions about projects at: 7914 St. Louis Terrace, 2382 Via Capri, 7722 & 7762 Lookout Drive. To address with Chair and at next LJSPRC meeting.
9. **Elect new officers** - Chair - Andy Fotsch MOTION - M. Naegle 2nd - M. Edwards Vote 6-1-0  
Vice Chair - Janie Emerson MOTION - M. Edwards 2nd - M. Naegle Vote 6-0-1  
Secretary - A. Preisendorfer MOTION - A. Futsch 2nd - D. Courtney Vote 7-0-0
10. **4:05pm Chair Comments**
  - a. Chair conducts committee review following Robert's Rules of Order
11. **Project Review:**
  - a. **4:15-4:45pm 8423 El Paseo Grande – (2<sup>ND</sup> Review)**
    - Project #: 661815
    - Type of Structure: Single-Family Residence
    - Applicant's Rep: Nick Wilson (858) 869-2842 [nwilson@islandarch.com](mailto:nwilson@islandarch.com)
    - Project Manager: Benjamin Hafertepe (619) 446-5086 [Bhafertepe@sandiego.gov](mailto:Bhafertepe@sandiego.gov)

- Project Description:** (PROCESS 3) Coastal Development Permit and Site Development Permit to demolish an existing 1,528 square-foot single family residence, and to construct a new 3,994 square-foot two-story single-family residence with a new attached 1,102 square-foot companion unit located at 8423 El Paseo Grande. The 0.12-acre site is in the La Jolla Shores Planned District Single Family Zone within the La Jolla Community Plan area. Council District 1.
- Island Architects representing the Applicant has met with the neighbors many of whom attended the meeting. There have been some
- modifications to the project - 10' set back on the 2nd story, 2 1/2' N. side set back, grasscrete in driveway and move the N. fence to S. of property line.
- Public Comment:** Phil Merten for the neighbors discusses the FARs in the neighborhood using inaccurate numbers from Scoutred. Setbacks in the N. & E. not in conformity with the neighborhood. LJ Community Plan (LJCP) requires a 2' set back on the 2nd story and none here. Total FAR of .96 (.76 house & .2 CPU). States LJSPDAC rejected the project because not consistent with neighbors and set backs. Peggy Davis - 33 of 60 homes are within FAR of .7. Also mentions the counting of basements. Uri Gnezy(neighbor behind) - Project is a huge wall 10' from property line so no sunlight nor air. All the area have basements and still stay under the FAR standard. Kris McNanara(N neighbor) - Wants to clarify that Me. Brad (applicant) takes pride in his business as a good neighbor. Needs to do the same here. If built, this will be a 2 story wall without articulation all along the S. of her home. Calls it "Elephant on a postage stamp" without charm nor character. Way too large for lot and area. Jung - States ADU county description requires if connected to primary residence must comply with regular set backs. Nick - Muni Code 1510-0304 sect. 3.2 from LJPDO provide "see thru". Also notes Ch 1510.0301c.
- Committee Comments** - Consensus is that the project is too large, bulk and scale are an issue, and the FAR is excessive.
- MOTION to deny the project due to Bulk & Scale and excessive FAR of .96 as incompatible with the neighborhood. Motion by - M. Naegle 2nd - D. Courtney Vote 6-0-1
- 

**b. 4:45-5:15pm 8405 Paseo Del Ocaso – (3rd Review) Hicks Residence**

- Project #:** 560839
- Type of Structure:** Single-Family Residence
- Applicant's Rep:** Nick Wilson (858) 869-2842      nwilson@islandarch.com
- Project Manager:** Sammi Ma (619) 236-7390      Sma@sandiego.gov
- Project Description:** (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling and construct a 4,430 sq-ft two story single to tie into an existing garage located at 8405 Paseo De Ocaso. The 0.12-acre site is 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. Council District 1.
- District 1.
- Island Architects gave a summary of the project for the Applicant.
- Public Comment:** Peggy Davis - This project was denied at LJSPDOC because it was improperly noticed with incorrect street name and number plus no notice posted. Currently there is no notice on the property.
- Committee Comment** - Matt Edwards - Not hear this project today because of notice issues and put it on next month's Agenda.
- Tony Crisafi - Agrees to move to August for review.

**c. 5:15-5:45pm 8455 El Paseo Grande – (1st Review) Harper Residence**

- Project #:** 665412
- Type of Structure:** Single-Family Residence
- Applicant's Rep:** Leticia Bonnet leticia@designlead.com
- Project Manager:** Ian Heacox (619) 533-3429 IHeacox@sandiego.gov
- Project Description:** (PROCESS 3) Coastal and Site Development Permit for demolition of an existing single dwelling unit and construction of a new single dwelling unit, located at 8455 El Paseo Grande. The 0.142-acre site is in the LJSPD-SF zone, Coastal (Appealable), Coastal Height Limit, Parking Impact and Residential Tandem Parking Overlay Zones within La Jolla Community Plan area, Council District
- The Applicant's representative** described the project as 2 story 4,967sq ft with underground garage. 1st floor is 2,649sq ft and 2nd story is 2,519sq ft. Te project covers 46% of the lot with 35% green landscape. The North side 2nd floor juts out over the 1st floor.
- Public Comment:** None present.
- Committee Comment:** Matt Edwards - Need floor plan. Chronic water problems in the area. Eave to N. protrudes and too close to property line. Concerns about wall. Janie Emerson - Upper floor articulation is to set back not protrude over the 1st floor. Myrna Naegle - FAR is too high for the other houses in the vicinity and neighborhood. Dan Courtney - Concerns about FAR, greens cape, and basement. Ted Haas - Notes points about FAR as measure of bulk and scale. 8449 is .70 and 8450 across street complies. Needs plans in advance of meeting so can review.
- MOTION to continue this project to continue they project. Motion by - M. Naegle 2nd - T. Haas Vite 6-0-1
- Items the Committee would like to see at the next presentation of this project: 1) Documents about not counting the underground area in the total square footage (FAR as measure). 2) Blueprints of the floorplans and design to Matt Edwards and Dan Courtney. 3) FAR chart on all the neighboring properties. 4) Chart with their setbacks and those of the neighborhood. 5) Eave set back measurements for their project and the area. 6) Concerns with 2nd story protrusion on the N. 7) Show that you have discussed this project with the neighbors and their feedback.

**Adjourn at 5:55PM**

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

Monday, August 17, 2020

Monday, September 21, 2020

Monday, October 19, 2020

Monday, November 16, 2020

Monday, December 21, 2020