

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Monday, September 21st, 2020 @ 4:01 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA
VIA ZOOM

1.Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com)

a. Committee members in attendance; Dan Courtney, Larry Davidson, Matt Edwards, Janie Emerson, Andy Fotsch, Ted Haas, Myrna Naegle, Angie Preisendorfer

2. Motion made to Adopt the Agenda with a minor change the Harper Residence to Prestwick Residence. Janie Emerson 2nd by Dan Courtney
VOTE 8-0-0

3. Motion made to Approve August by Minutes Myrna Naegle, 2nd by Matt Edwards
VOTE 8-0-0

4. Non-Agenda Public Comment: NONE

5. Non-Agenda Committee Member Comments:

6. a. Angie Preisendorfer asked if anyone knew why the new sidewalks on La Jolla Shores Dr were being removed? Janie Emerson responded that an ADA representative found that parts of the sidewalk was 1/8" higher than the curb. The contractor has to remove and replace sidewalks for about \$25,000 does not include removing the open stones that are directly next to the curb for percolation that could possibly cause injury and a liability to the city.
- b. Andy Fotsch asked how the businesses on Avenida de la Playa doing with the outdoor dining? Janie Emerson, Chair of La Jolla Shores Association, LJSA has applied for a \$15,000. grant to help pay for the security guard required by the city. Currently paid by the businesses by percentages of street use. LJSA is also applying for 2021
- c. Matt Edwards asked if there was any action on requesting a final survey on projects we have approved and were followed. LJCPA member Greg Jackson working on a website with a digital archive. Hoping to make such a Final Survey requirement a standard though out La Jolla Committees
- d. Presentation by Janie Emerson on Land Use and Housing. Discussion regarding ADU's ' Are ADU's attached exempt vs detached exempt. Attached are exempt, detached are not exempt.
- e. UCSD is requesting the city remove Deed restrictions. It is being reviewed by the city attorney. Concerns, needs community review, if property can be sold by the university without benefitting the City of San Diego. An exploratory committee is being formed with Council Members, Campbell, Sherman, (?)
Ted Haas asked where is the property under the deed? 510 acres west of the 5 Freeway.
Larry commented this was not approved by the UC Regents, financials did not add up. UC Regents requested a list of all current plans, financing, Covid delays, Costs, what is Debt service based on. Wants a full look, Refi questions, Ground lease info, Budget and Fees
City will lose if UCSD sells or leases, no accruing property taxes, No TOT dollars.
May not be approved in the current environment. UC Regents Chancellor made disparaging remarks about the neighbors around the UCSD Campus.

6. Chair Comments a. Digital storage of plans update, Adhoc committee working on it

a. 8405 Paseo Del Ocaso – (2nd 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@sanidiego.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.

Applicants Rep current garage (Calle Del Oro) will become part of the house and a new garage will be on Paseo Del Ocaso

House will be 46%

Landscape 36%

Hardscape 18%

FAR .77

Existing garage is 8" from property line with eave over the sidewalk approx. 3-4"

Driveway is 20'

Lower level setbacks:

West setback 15' driveway 20'

South setback existing 7' proposed to be 10'

East setback existing 5' proposed 6'

North setback existing 5'5" proposed 7'

2nd story Setbacks

West 23'5"

South setback 10'

East setback 25'

North setback (?)

Over all height 25'6" with roof deck with a light weight steel frame to 29' with a fabric top

No windows on the east side of the second story

Materials list Flat clay roof tiles

Neutral off white Santa Barbara stucco

Bronze tone windows

Public Comment:

Chair Andy Fotsch asked if the board members had read letters emailed from the neighbors (QTY?)

Yes: L Davidson, A Preisendorfer, T Haas.

Briefly: J Emerson, M Naegle, M Edwards

No: D Courtney

Phil Mertens commented on height and grade measurement, "30' from where? Loosely drawn

drawing with measurements. Need to show section documents to show grade
Demolish the South and West walls? When older structures are demolished the new walls need to conform to current rules.

Peggy Davis lives 2 doors down from this project. Concerned with the Public View Corridor, protection of community character. 2 large homes next to each other owned by the same owners. Two white elephants. Drainage problems in the area.

Mila Vioichi-La barre Neighbor concerned with setbacks, neighborhood character, view corridor.

Committee Comments:

5:00 pm all committee members have read letters from concerned neighbors.

Janie Emerson, Why numbers differ on set backs east and south on plans provided, is there a fence between the two properties owned by the same owners? Per Nick Wilson Rep there will be free passage between the properties but will have gates of some sort.

West set back are strict numbers, plantings on the south side on view corridor.
Change of use of the existing garage to living space.
Like the look of the project, need correct/ consistent set back numbers.
question of laundry on both floors.

Nick Wilson wanted city comments in the record.....The city comment from the planning reviewer is as followed, "Proposed building elements are sensitively distributed, with the proposed second story sufficiently setback from the story below along the front, street side, side, and rear building facades, providing an appropriate and harmonious transition to existing development in the general vicinity. The architectural form and proposed bulk & scale will not be disruptive to the architectural character of the area, particularly when compared to recent redevelopment."

Larry Davidson wanted a fuller description of the roof deck steel structure. Rep stated lightweight steel posts with fabric for shade.
Details on grading
Landscaping plans? Rep stated the City calls out landscaping on view corridor.

Ted Haas concerns about liability of existing garage, property line. Neighborhood conformity, If not keeping the original south must abide by the current codes?
Would like to a cross section of the change of grade, fix drainage.
Rep stated the grade will be lowered overall to finished floor level

Matt Edwards observation looks great with good articulation of the second story.
Concerns about the southernly view of grading plan, cut and full? Summarize
Community comparisons of setbacks. Rep offered to email Andy Fotsch and Matt Edwards
Seems clear cut that this project is not affecting the view corridor
Peak change of existing garage changing? Rep stated the east will be lower
Driveway length? Rep stated 20'
Location of heating and air mechanical? Rep stated plans not ready yet.

Dan Courtney concerns 2nd story above garage.
Grading questions answered would help with the decision.

Phil Mertens entered the conversation regarding grading saying needs to be recalculated.

Janie Emerson concerned about the east/ south setback on corner

Myrna Naegle concerns about square footage of project, lot size, FAR . doesn't add up to Reps numbers.

Myrna Naegle made a motion Findings CAN NOT be made for Project #560839 based on Bulk and Scale. 2nd Matt Edwards

VOTE 5-2-1

8433 Prestwick Drive – (1st Review) Prestwick Residence Remodel

- Project #: 662163
- Type of Structure: Single-Family Residence
- Applicant's Rep: Tim Golba 619-231-9905 tgolba@golba.com
- Project Manager: Travis Cleveland 619-446-5407 TCleveland@sanidiego.gov
- **Project Description:** (Process 3) Site Development Permit (LJ Shores) for a 1,536 sf addition and 96 sf demolition to an existing 3,553 sf single-family residence at 8433 Prestwick Drive. The 0.46-acre site is in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF), Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan in Council District 1. CDP Exempt per SDMC 126.0704(a).

Rep Tom Golba remodel a large sloping lot 21,000 sq feet. All trees and existing landscaping staying. Cleared historic review.

Coastal Contemporary style

switching floor plans living area upstairs with bedrooms on lower level

FAR .24

Height 23'8"

65% landscaping

Front set back 26'

North set back 10'

Roof deck in center of house

Bulk of 2nd story being reduced

Exterior materials

rock, wood, stucco

Public comment: NONE

Committee Comments:

Janie Emerson approves of the project with modification of 2nd story balcony

Angie Preisendorfer stated the project looks a lot better then what is existing

Myrna Naegle had a question about the buildable lot size. Rep stated 14,000 sq feet.

Ted haas nice project nice to see somebody not over build.

Matt Edwards "I like the project

Dan Courtney questions about CC&R's, trees, massing of building

Larry Davidson stated Huge improvement

Angie Preisendorfer made a motion Findings can be made for Project #: 662163 (Process 3) Site Development Permit (LJ Shores) for a 1,536 sf addition and 96 sf demolition to an existing 3,553 sf single-family residence at 8433 Prestwick Drive. The 0.46-acre site is in the Single-Family zone of the La Jolla Shores Planned District (LJSPD-SF), Coastal (Non-Appealable Area 2) Overlay Zone, Coastal Height Limitation Overlay Zone, and Parking Impact Overlay Zone within the La Jolla Community Plan in Council District 1. CDP Exempt per SDMC 126.0704(a).
VOTE 7-0-1

Adjourn 6:17pm to next PRC meeting Monday, October 19th, 2020 @ 4:00 p.m.

2020 La Jolla Shores Permit Review Committee Meeting Dates

Monday, October 19, 2020

Monday, November 16, 2020

Monday, December 21, 2020