

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

**Revision 0**

**Monday, October 19<sup>th</sup>, 2020 @ 4:00 p.m.**

**VIA ZOOM**

**1. 4:01 Call to Order:** Andy Fotsch, Chair ([andy@willandfotsch.com](mailto:andy@willandfotsch.com)) a. Committee members in Attendance; Dan Courtney, Larry, Matt Edwards, Janie Emerson, Andy Fotsch, Ted Haas, Mryna Naegle, Angie Preisendorfer,

**2. Motion made by Janie Emerson to Adopt the Agenda, with changes to the “April” minutes to September minutes. 2nd by Mryna Naegle**

**VOTE 6-0-0**

**3. Motion made by Larry to Approve September Minutes 2nd by Matt Edwards**

**VOTE 6-0-0**

**4. Non-Agenda Public Comment: None**

**5. Non-Agenda Committee Member Comments:** Janie Emerson said the La Jolla Shores Association and Black Horse Farms HOA has filed a California Environmental Quality Act, CEQA lawsuit against the UC Regents regarding the planned Theatre District Living and Learning Neighborhood, TDLLN

Also discussed LJSA sent a letter to the City Council and the Mayors office regarding the removal of the City of San Diego DEED restrictions on the property given to the UC Regents for the UCSD. Concerns are the University already has 32 restaurants not including shops, Target just opened. Concerns the UC Regents will add Private investments i.e. Hotels, retail, retirement facilities etc. These are a far cry from educating students

**6. 4:10pm Chair Comments;** Regarding motions made by this committee LJSPRC, the LJCPA wants the motions to avoid conditional comments in the motions. Motions **Findings Can or Can not** be made.

Code updates, LJPRC has organized an Adhoc committee to study the Code changes

**7. Project Review: a. 4:15-4:45pm 8216 Caminito Maritimo – (2<sup>nd</sup> Review) Hornopolous Residence**

- Project #: 629762
- Type of Structure: Single-Family Residence
- Applicant’s Rep: Roger Sammon (858) 869-2864 [rsammon@islandarch.com](mailto:rsammon@islandarch.com)
- Project Manager: Edith Gutierrez (619) 446-5117 [egutierrez@sandiego.gov](mailto:egutierrez@sandiego.gov)
- **Project Description:** (Process 3) Site Development Permit and Neighborhood Development Permit for the addition of 4,515 square feet to an existing single residential condominium unit of 4,771 square feet for a total of 9,286 square feet located at 8216 Caminito Maritimo. The 0.18 acre site of the LJSPD-SF base zone of the La Jolla community plan area with prior development approval SDP#630146 & NDP# 644794. Council District 1.

Applicants Rep, This project was reviewed 9 years ago, due to owners illness project delayed.

Proposed new neighborhood HOA terrance, path, and pergola.

PRC approved 2009-2010 due to illness the permit expired.

HOA approved August 2019

LJS Advisory 2020 (?)

Under height restrictions and maintains public view

House 9197 sq feet FAR .90

Open space 7194 sq feet

Since last permit Basement has added sq footage towards the west, not factored in total sq footage

Windows and terrace has changed

Elevation grade 22'

New hip roofs

Additional sq footage added to west

Lifted grade back side

Chimney 29'3/4"

Landscaping native planting visible to public area

Public Comment:

Phil Mertens requested a 6 page letter be read by the committee

Previous approved structure around pool and retaining wall including hand rail is more 32"

Municipal Code requires 1st plum line, 2nd overall structure on slopping hill

Over all structure over 30'

Grade differential 10', 5' at pool

Pool is a separate structure 6' or more. West existing terrance and wall surrounding retaining wall to support swimming pool

Elevation 316, 374 Chimney... Total Over all structure height 58'

The City of San Diego has stopped construction on several projects for just this reason.

Committee Comments:

Janie Emerson concerned about the FAR and total height are deal breakers. Shocked the HOA approved the encroachment of this project.

Ted Haas questioned the "removal" Chimney

Rep's response City allowed the chimney to be replaced/removed to work on storm drain/ sewer lines between the two properties drain easement. Owner owns both properties.

Ted Haas said No planting or permanent structures corner or fence

Rep said the City has approved easement of chimney with the removal at owners expense

No easement on North side within the community several homes are over the property lines.

Ted has asked about the hard scape crossing property line.

West planter cantilevered over property line

Rep said the planter was there perviously 3' HOA owns the property.

Ted Haas said Somebody built the house in the wrong place and continue to build over property line

Rep commented Structure out of alignment, house on east side over property line.

HOA has given approval to expand entry porch and back yard.

Ted Haas commented Lot line adjustment not done. Adverse Possession, can't expand on possessed property.

3rd driveway non conforming

Rep said existing 5 years

Dan Courtney asked if the swimming pool proposed or existing? Rep proposed pool

Not much green scape? Can't include common area.

City calculating house, and pool structure 7' from basement 2 separate structure.

Would like to see a square footage of homes in the radius 300'

Critical information conforms into the neighborhood with high degree build out. Basement not counted.

Rep said they are not providing those numbers

Dan cannot support

Larry Davidson Also can't support this project based Height, FAR

No statements from the City, HOA, or neighbors relying on applicant Rep. no proof in writing or verbal .

Project does not meet requirements. Issues need to be resolved.

Phil Mertens asked to speak about City approving projects with out following through on projects on Hillside , Via Casa have been stopped construction, The City are not looking at these projects Downtown.

Myrna Naegle commented the FAR too high, The Height of project.

Asked about age of project? Rep 1975

Conforming use structure if built before LJSPDO 151;002 PDO page 10 (?)

Rep; use is not changing

Can not approve based on Bulk & Scale, over property line, and removing 50% of walls.

Angie Preisendorfer Can not approve based encroaching on common area.

Janie Emerson asked Is new green belt arrangement deeded property owner or to the HOA agreement to maintain landscape?

Myrna Naegle would like to see a 300 foot radius

Matt Edwards Concerns about structure of pool, setback of basement 6'-7', at grade slab separating the structure and existing pad

Cannot approve this project based on Bulk & Scale, no 300' comparison, FAR .90 and no sidewalk, 13' driveway nonconforming, 30% green scape questionable

Dan Courtney made a motion, 2nd by Myrna Naegle, Findings CAN NOT be made on Project #: 629762 (Process 3) Site Development Permit and Neighborhood Development Permit for the addition of 4,515 square feet to an existing single residential condominium unit of 4,771 square feet for a total of 9,286 square feet located at 8216 Caminito Maritimo. The 0.18 acre site of the LJSPD-SF base zone of the La Jolla community plan area with prior development approval SDP#630146 & NDP# 644794. Council District 1.

Based on Bulk and Scale, Height, lot coverage, non conforming garage set back.

Janie Emerson it would be productive to the committee to have Architect return, Rep chose not to return, Take a vote.

VOTE

7-0-1

No new projects yet on the agenda for November 2020

**Adjourn to next PRC meeting Monday, November 16th, 2020 @ 4:00 p.m.**  
**MEETING PROTOCOLS FOR PROJECT REVIEW:**

- The Project Review part of the meeting will proceed in three parts:

2020 La Jolla Shores Permit Review Committee Meeting Dates  
Monday, November 16, 2020  
Monday, December 21, 2020