

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

MEETING MINUTES

Monday, December 21st, 2020 @ 4:00 p.m.

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

THIS MEETING WILL BE HOSTED VIA ZOOM. LINK TO MEETING WILL BE POSTED ON THE LJCPA WEBSITE AND EMAILED TO THE LJCPA MAILING LIST.

Note: All times on this agenda are estimates and may change due to circumstances. Order of projects presented may change. If attending to see a particular project, it is recommended that one show up at the start of the meeting. The meeting will start at 4:00pm.

1. **4:00pm Welcome and Call to Order:** Andy Fotsch, Chair (andy@willandfotsch.com)
 - a. Introduction of committee members
 - b. Committee and public sign in
 - c. Andy Fotsch, Janie Emerson, Matt Edwards, Myrna Nagle, Dan Courtney in attendance at start of meeting. Ted Haas joined at 4:08pm. Dan Courtney joined at 4:20pm.
2. **Adopt the Agenda**
3. **Approve November Minutes**
4. **Non-Agenda Public Comment:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
5. **Non-Agenda Committee Member Comments:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
6. **Chair Comments**
7. **Project Review:**
 - a. **4:15-4:45pm 7595 Hillside Drive – (Re-Review / 4th 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
 - Project Manager: Tim Daly (619) 446-5356 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
 - **MEETING NOTES:**
 - Presentation by Phil Merten on structure height. According to Phil, the project is over height.
 - Diane Kane: Seems to be pulled back from the SYSB, thank you.
 - Myrna Nagle: concerned about the height of the project. No view of the guardrail or metal fence adjacent to the property line. Would like to see how that looks at the street level.
 - Janie Emerson: Very happy with the changes that were made. Concerned about the calculations on the height.

- Larry Davidson: We are supposed to look at the plans, we are plan checkers in a way. Concerned about how the city approves things that we do agree with.
- Matt Edwards: Appreciate the modifications, and how difficult this process has been for you. Appreciate how much work the applicant can do to prove they are in compliance. Low impact view from the street – I like it. 25' to the curb.
- Ted Haas: Agree with everything Janie said, sounds like we have at least 3 different variations for the height calculations, hard to do without someone going through the plans. We are not here to settle their dispute.
- Dan Courtney: Lots hardly have any usable area.
- Myrna Nagle motion that findings CANNOT be made due to the height of the structure and the lack of the drawings showing the solid guardrail and metal fence at street. Dan Courtney. Second. 5-1-1 (Edwards, Fotsch).

b. 4:45-5:15pm 8561 El Paseo Grande – (1st Review)

- Project #: 670093
- Type of Structure: Single-Family Residence
- Location: 8561 El Paseo Grande
- Applicant's Rep: Shelia Fortune 858-459-3739 SFortune@M@A.io
- Project Manager: Denise Vo 619-446-5212 Vod@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demo an existing dwelling unit and construct a new 6,153 sf two story dwelling unit with basement parking garage. The .015-acre site is located at 8561 El Paseo Grande in the LJSPD-SF zone and the Coastal (N-App) Overlay Zone within the La Jolla Community Plan Area and Council District 1.
- **MEETING NOTES:**
 - Peggy Davis – how high is the building above the street? Answer: 37'-8". High for the alley? 28'-4". Asked what kind of foundation for the basement? Answer: do not know at this time. How deep are you going for the basement? Answer: 6' deep. Are you aware of the flood from 2016? Answer: Yes, we will do a retention basin in the garage to protect the neighbors.
 - Phil Merten: What is the northern sysb and southern sysb? Answer: 4' on each side. Concerned about the relationship of the projects to its neighbors. Upper floors should be setback from lower floors. LJSPDO structure setbacks should be in general conformity with those in the vicinity.
 - Myrna Nagle: Confirmed FAR is .98. Think that is too high to approve the project.
 - Janie Emerson: Do you have the neighbor's 300' survey information? Applicant said they do. Need to review it. Also concerned about the setbacks, but Phil covered that. Confirmed no articulation back on the first and second floor on the side. Basement garage has 7 spaces. Concerned about the privacy walls in the front – they do not seem to be in conformity with the neighborhood. Also concerned about the FAR. Would really like to hear from the neighbors.
 - Matt Edwards: Agrees with Janie on all, particularly the second story setbacks.
 - Larry Davidson: Have you had any comments from the neighbors? Answer: thinks the client knows the neighbor behind... do not know of any conversations.
 - Ted Haas: Everything has already been said.
 - Dan Courtney: Can't support it – just too big.
 - Applicant will come back and see what they can work with.

Adjourn to next PRC meeting Monday, January 18, 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 Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.