

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Monday, January 18th, 2021 @ 4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA
VIA ZOOM

1. 4:00pm Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com)

Committee members in Attendance: Dan Courtney, Larry Davidson, Matt Edwards, Janie Emerson, Andy Fotsch, Myrna Naegle, Angie Preisendorfer. No in attendance Ted Haas

2. Motion Made to Adopt the Agenda by Angie Preisendorfer, 2nd Myrna Neagle

VOTE 5-0-0

3. Motion made to Approve *December Minutes* by Andy Fotsch, 2nd Myrna Neagle

VOTE 4-0-1 Angie Preisendorfer not in attendance in December

4. Non-Agenda Public Comment: None

5. Non-Agenda Committee Member Comments: None

6. Chair Comments Happy New Year

7. Project Review: a. 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.

Applicants Rep Mr Marango, Changes made to this project since December meeting. Side setbacks 5' on the North and South, 2nd story set back even further 10'6" on North, 7' on the South. Lower 1st floor West street front patio now glass not solid, and lower retaining wall. Lowered Square Footage 5349 sq. with a 4000 sq. ft basement. (Not sure if the numbers are correct?)

Rep said Neighbors to the North and South, South neighbors daughter asked about the permit process, no comment on this project. North neighbor asked about parking.

Project includes 4 car garage and basement parking for 5

Height of project east side 28'4" No roof deck

Height of project on
West Street side 35'5" from side walk on a sloping lot

Public Comment:

Peggy Davis: How deep is the basement garage, how much is being excavated?

Rep, Basement Garage sq. footage 4400, excavating 4'-5'

Peggy Davis asked about underground water problem in the area.

Rep. Foundation will be Cason and mat foundation. Storm drain problem is required water on site by the City..

Peggy Davis asked 300' Notice given?

Property has been an AirBnB

Committee Comments:

Mryna Neagle asked for the FAR?

Rep. .94 including a 600 sq ft wall (?)

This project is too high for her approval.

Janie Emerson asked how many bedrooms and parking places?

Rep. 4 bedrooms total, 9 parking places.

Janie Emerson said Thank you for the changes, but still have a problem with the size of the project.

Matt Edwards asked about landscape plan,

Rep, green space 32% including walkable turf on both setbacks

Matt Edwards stated he had a problem with Bulk and Scale

Dan Courtney asked about Set backs from the street, and the 2nd floor over hang in front/ street side.

Rep. 24'3.5" setback from front of grade, 9'6.75" (West). 35' at the rear (East)

Dan Courtney asked about FAR

Rep .94%

Dan stated he appreciate the changes , but FAR too big, can't support.

Motion made by Mryna Neagle 2nd by Matt Edwards

Findings can not be made due to Bulk and Scale for Project #: 670093 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.

VOTE 6-0-1 Chair abstains

8405 Paseo Del Ocaso- (RE-Review)

- 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 Haley (?) and Nick Wilson, showed a screen share showing the neighboring homes and the street view and Public view. More stepping back on the South than from the earlier plans. a 4' setback instead of the existing 8". North Set back 7' West set back 17', East set back 1st floor 6', 2nd floor setback 24'6"

FAR was .77 now .74

Sister home to the North.

Public Comment:

Phil Mertens representing neighbors to the East, The Caviolas.

Thank you for the changes made to the South. The underling issue relay (?) insufficient set back on the rear building. It is not conforming to the vicinity. The site plan 12' from the upper deck of the Caviolas, with a 6' rear set back. Caviolas existing home is 8'6" side setback. xCity requiring street trees placing them in the Public view and right of way.

This project is not in conformity, Substandard size and rear set back

Rep. Side and rear set back are similar properties. Appreciate comments open to street trees.

Peggy Davis, Project looks so much better, What is the height? Grading?

Rep. answered 48' above sea level 27' from the street. Grading min for the garage.

Mila Vujouich La Barre, Project in public view corridor, the bulk and scale, should shave off the front (west) balcony. Out of character with the neighborhood. Toxic nostalgia, an affront to everything in the La Jolla Shores Community plan. Project needs to scaled back.

Committee Comment:

Mryna Naegle concerned about side set back, and the back setback 6'6"

Janie Emerson appreciate the changes made, the existing garage is the Achilles Heal on this lot. No to the trellis on roof deck, agrees about the trees in public view corridor. Need to solve the garage problem.

Angie Preisendorfer, has no problem with the project.

Larry Davidson, agrees about not planting trees, as the city is requiring trees in public view

Matt Edwards asked about the FAR and driveway length

Rep reported the FAR .74 and the Driveway is 20'

Dan Courtney asked about square footage of living space and lot size.

Also asked about landscape plans. Can you get rid of the roof deck trellis?, paint it silver / disappear? Not a design statement?

Rep said Lot size 6031 sq ft, and living space 4478 with garage. Landscaping low shrubs. Regarding the roof deck trellis is not solid, a sunshade horizontal structure. An a marge to the Caviola's roof top deck.

Angie Preisendorfer made a motion, Janie Emerson 2nd.
Findings can be made for Project #: 560839 (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.

VOTE 5-1-1 Myrna Naegle against, Chair abstains

c. 8216 Caminito Maritimo – (RE-Review) Hornopolous Residence

- Project #: 629762
- Type of Structure: Single-Family Residence
- Applicant's Rep: Roger Sammon (858) 869-2864 rsammon@islandarch.com
- Project Manager: Edith Gutierrez (619) 446-5117 egutierrez@sanidiego.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 Roger Sammon described a 4515 sq ft remodel in the community of La Jolla Woods. HOA approved in 2007, POC approved 2009, HOA approved 2010, City approved 2011. permits expired 8/2020.

Lot #207 of a 892 acre open space type development. all 300 radius homes are within the LJ Woods development.

13' Front setback, unique driveway. Property backs up to Pottery Canyon. Project will add fire safety with the retaining wall and pool. Proposed basement not exposed. White stucco, red tile, as per HOA. Lot sq. footage 7194 sq. ft. FAR is .92.

Public Comment:

Phil Mertens, representing his self, concerned about the view for residents outside the HOA. The opposite view cross the canyon and below. Minimal disturbance of the natural terrain. A retaining wall protruding out, like the bow of a ship.

29.5' foot retaining wall. LJSPDO allows 12' Max with step back. Public will see it, not the residents of the HOA. Project is contrary to the design manual. Project does not comply.

Michael Mazaika HOA Representative landscaping on the open space is to native vegetation.

Committee Comments:

Myrna Naegle said the 29.5 retaining wall is an eye sore. Should be reduced to 12'. Bulk and scale, FAR too large.

Angie Preisendorfer said the retaining wall is massive. why we are reviewing an HOA?

Larry Davidson concerned about the retaining wall and the huge amount of fill.

Matt Edwards concerned about the FAR .90, retaining wall 29.5' vertical should be decreased to 0'

Dan Courtney asked about a wall that crosses property line, allowed exclusive use on open space, annexed? Retaining wall an 30' wall screen can't count on landscaping. Must vote against.

Rep responded this is a condo development the # of the FAR .049

Motion made by Mryna, 2nd by Dan Courtney.

Findings cannot be made due to bulk and scale, a 29.5' retaining wall and length of driveway for 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.

VOTE 6-0-1 Chair abstaining

Next PRC meeting Monday, February 15, 2020 @ 4:00 p.m.

FUTURE MEETING DATES:

February 15, 2021

March 15, 2021

April 19, 2021

May 17, 2021

June 21, 2021

July 19, 2021

August 16, 2021

September 20, 2021

October 18, 2021

November 15, 2021

December 20, 2021