

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**Monday, November 15th, 2021**  
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA  
**VIA ZOOM.**

**4:08pm Welcome and Call to Order:** Andy Fotsch, Chair

Committee members in attendance, Dan Courtney, Matt Edwards, Janie Emerson, Andy Fotsch, Ted Haas, Angie Preisendorfer

Absent Committee members: JohnShannon, Larry Davidson

**Motion made to Adopt the Agenda** by Janie Emerson, 2nd Matt Edwards

**VOTE 5-0-0**

**Motion made to Approve *October Minutes*** by Angie Preisendorfer, 2nd Matt Edwards

**VOTE 5-0-0**

**Non-Agenda Public Comment:** NONE

**Non-Agenda Committee Member Comments:**

Dan Courtney requested writing a letter or request agenda item for LJSA or Traffic and Transportation regarding a parking issue at the Spindrift coastal access.

Janie Emerson responded as Chair or LJSA to add to agenda

Janie Emerson announced that District 1 Councilman Joe La Cava has on his media account information regarding changes on San Diego planning groups.

Angie Preisendorfer recommends updating contact information for all committee members

**Chair Comments: Have a great Monday!**

- Project #: 691672- 3rd REVIEW
- Type of Structure: Single Family Residence
- Location: 7951 Paseo Del Ocaso, La Jolla, CA 92037
- Applicant's Rep: Chris DeHenzel 415-974-5603x27 [cdh@aidlin-darling-design.com](mailto:cdh@aidlin-darling-design.com)
- Project Manager: Veronica Davison 619-446-5462 [Hdavison@sandiego.gov](mailto:Hdavison@sandiego.gov)
- **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single family residence including garage, pool, and shed. Construction of a new 3,355-square-foot, two-story, single-family residence with a roof access and attached two-car garage. The 0.17-acre site is located at 7951 Paseo Del Ocaso in the LJSPD-SF Zone and Coastal Overlay zone (Non-Appealable-2) within the La Jolla Community Plan area. Council District 1.

Applicants Rep Thanked the committee for earlier comments and recommendations on the project, including information from the Chair Andy Fotsch

Removed homes that were not in the 300 foot neighboring homes acknowledge several single stories in the area.

FAR 58.7%

Lot coverage 35%

Side elevations redesigned break up to bring relief, with wood on the south facing wall and articulated steel

Reduced height on the North facing wall and lifted off the ground to differentiate with landscaping, added a window to stair well. Stair well is less than 50% of the L shaped house

House is designed to scoop light into the house during the day and have a night glow from inside at night. This design adds an element of transition, setting a precedence of good balanced design to neighborhood.

Property owner commented, that the committees comments were taken in. We are not maxing out the property, with a conscious design. FAR below max, Setbacks below max

Public Comment:

Phil Mertens commented that was impressed with Aidlin/Darling designs on their web site. This project of architecture is very interesting. Problem is it doesn't work with the neighborhood. It's mass in height and form not in conformity with LJ Shores community plan. 2nd floor does not step back. Massing in relationship with the neighbors, towers over the house on the north. Not in Conformance.

Committee Comments:

Janie Emerson disappointed in the design, no stepping back of the 2nd story, verticals walls. Did not listen to the committees comments from last review.

Matt Edwards North elevations 42'x21' horizontal wall. Light and air blockage.

Angie Preisendorfer commented positive on the project.

Dan Courtney commented the tall brown wall on north side 29.5' blocking next door shadows over neighbor

Ted Haas agreed with Janie Emerson's comments. No articulation/ big flat walls

Project Rep, we responded to committee comments. We lowered the parapet added articulation to the North and South walls

Janie Emerson made a motion that findings cannot be made due to lack of 2nd story articulation and massing on side elevations.

Ted Haas 2nd

**VOTE 4-1-1** Angie Preisendorfer-NO and Chair abstains

- Project #: 675102
- Type of Structure: Single Family Residence
- Location: 8424 Avenida de las Ondas, La Jolla, CA 92037
- Applicant's Rep: Rollin Ritter 619-333-4885 [rollinr@architectslocal.com](mailto:rollinr@architectslocal.com)
- Project Manager: Xavier Del Vallie 619-557-7941 [xdelvalle@sandiego.gov](mailto:xdelvalle@sandiego.gov)
- **Project Description:** LA JOLLA (Process 3) Coastal Development Permit & Site Development Permit to an existing 2-story, 4,362 sf single family residence at 8424 Avenida De Las Ondas. The project consists of a 906 sf addition to the home, a 686 sf addition to the garage for a total of 5,954 sf, and associated site improvements. The 0.47-acre site is in the La Jolla Shores Planned District Single Family Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

Projects Rep Rollin Ritter commented the family is looking to move to La Jolla Shores, existing home 1 story with basement to remodeled and adding 906 sq ft and a 686 sq ft unattached garage.

The property lot steps down hill.

Height is 5'8" higher then existing

FAR 52.6

SQ ft of house 5,178

All view corridors maintained

Gable roof

Stucco Santa Barbara finish

Grass-crete driveway

Dark window frames, white oak wood

Public Comment: NONE

Committee comments:

Janie Emerson commented Design looks good and the existing house is in need of a facelift.

Matt Edwards asked footprint on lot? (don't have that response)

Setbacks? Rep said South setback 5', North 8', Front/East 25', Rear/West 20'

Slope of Roof Rep lower than average (?) accommodate insulation

Have the neighbors been contacted? Rep, No

Angie Preisendorfer commented that she is a neighbor with in the 300' radius with 2 homes, she agrees that the existing house is in need of a facelift.

asked about Landscaping plan. Rep said 50%, 11,200 sq ft of the over 20,000 sq ft lot

Dan Courtney commented, Like that project is not maxing out.

Ted Haas commented, I like it

Motion made by Dan Courtney, 2nd Angie Preisendorfer. Findings can be made for Project #: 675102 LA JOLLA (Process 3) Coastal Development Permit & Site Development Permit to an existing 2-story, 4,362 sf single family residence at 8424 Avenida De Las Ondas. The project consists of a 906 sf addition to the home, a 686 sf addition to the garage for a total of 5,954 sf, and associated site improvements. The 0.47-acre site is in the La Jolla Shores Planned District Single Family Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

## VOTE 5-0-1

- **c. 5:15-5:45pm Senn Way Residence**

- Project #: 692097
- Type of Structure: Single Family Residence
- Location: 7792 Senn Way, La Jolla, CA 92037
- Applicant's Rep: Michael Pallamary 858-454-4094 [mpallamary@pallamaryandassociates.com](mailto:mpallamary@pallamaryandassociates.com)
- Project Manager: Ollie Shepherd 619-236-5580 [OShepherd@sandiego.gov](mailto:OShepherd@sandiego.gov)
- **Project Description:** LA JOLLA (Process 3) CDP and SDP to construct a 2-story, 18,436-sf single family residence over basement/garage, a detached 3,462-sf gym, pool/spa, and 2,670-sf outdoor basketball court on a vacant lot at 7792 Senn Way. The 5.4-acre site contains ESL (MHPA Subarea 114, Steep Hillside, & sensitive vegetation) and is in the LJSPD-SF Zone, Coastal (Non-App. Area 1) Overlay Zone, Coastal Height Limit. OZ, Fire Brush Zones, and High Fire Severity Zone within La Jolla CP, and CD 1.

Project Rep stated after comments from the committee from a earlier meeting, and with neighbors adjustments have been made.

Pushing into the hillside, set back the house adding more landscaping below. removing the tall walls. Waiting for the soils report and engineer approval. Stabilizing property with caissons.

Public Comment: None

Committee Comments:

Janie Emerson biggest concern last meeting was the Basketball court wall. New plan showed wall removed on the elevated deck, with caissons and added landscaping. Not visible from the street.

Matt Edwards said Design is beautiful.

Angie Preisendorfer said she loved it

Dan Courtney asked about the FAR, different calculation due to the topography of the large lot and fire buffer zone. Rep said the FAR 10% not sure of the calculation based on the steep slope. Slope already disturbed sometime in the past.

Ted Haas commented on the large piece of land to build (?)

Motion made by Matt Edwards, 2nd Janie Emerson that finding can be made for Project #: 692097 LA JOLLA (Process 3) CDP and SDP to construct a 2-story, 18,436-sf single family residence over basement/garage, a detached 3,462-sf gym, pool/spa, and 2,670-sf outdoor basketball court on a vacant lot at 7792 Senn Way. The 5.4-acre site contains ESL (MHPA Subarea 114, Steep Hillside, & sensitive vegetation) and is in the LJSPD-SF Zone, Coastal (Non-App. Area 1) Overlay Zone, Coastal Height Limit. OZ, Fire Brush Zones, and High Fire Severity Zone within La Jolla CP, and CD 1.

## VOTE 5-0-1

**5:29 pm Adjourn to next PRC meeting Monday, December 20, 2021 @ 4:00 p.m.**