

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
MINUTES FOR 9/20/21 MEETING**

Attendance - A. Fotsch, J. Emerson, L. Davidson, T. Haas, J. Shannon, M. Edwards
Absent - D. Courtney and A. Priesendorfer

1. **Adopt the Agenda** - **MOTION** to accept: Emerson/Davidson Vote: 6-0-0
2. **Approve the Minutes** - **MOTION** to approve July Minutes: Emerson/Haas Vote: 5-0-1
NOTE - J. Shannon abstain because absent
No meeting in August
3. **Non-Agenda Public Comment** - None
4. **Non-Agenda Committee Comment** - Emerson gave an overview of the Redistricting for City Council and its possible impacts on La Jolla Shores
5. **Chairs Comments** -
Discussion of the proposed Municipal Code changes especially regarding set-backs
Appeals process - If not recommend to LJCPA, they need help to write appeals
Comment - That is LJCPA job and ask Trustees for help on this
6. **7902 Roseland Dr.** - Request for portion of Rosalind Drive be vacated - M. Pallamary (INFO)
Discussion of street vacation Torrey Pine Rd and Rosalind Dr at the "Little Taj Mahal"
Currently has an easement in the ROW - desire to repair the wall and improve the public walkway
K. Neil - Do they intend to leave the existing pathway? Also, objection to description of project as 7902 Roseland Dr. PROW Vacation because description needs to include fact that Torrey Pines Road will be vacated also and Torrey Pines vacation will be a greater percentage of the PROW vacated than the amount abutting Roseland Drive; project description should be corrected to reflect this fact.
MP - Objective is to preserve and enhance the walkway. EMRA not appropriate.
Vacation so no cars & preserve the pedestrian usage with enhancements
K. Adams - Driveway is off Torrey Pine Rd and to right. What happened to it?
Historic - will changes affect this?
MP - Driveway will be maintained as is
If this is vacated will others ask the same?
MP - No plans to build in this area
All area owned by this property is fee ownership to middle of Rosalind Dr
Committee - Questions about future development, historical nature, minimal benefit to public
Others - Felt motive is good and sidewalk needs repair. Should be recorded with the property
7. **Baylor Residence at 7951 Paseo Del Ocas** - New house - C. DeHanzel (ACTION)
Project Description: La Jolla (Process 3) Site Development Permit & Coastal Development Permit to demolish an existing single family residence including garage, pool and shed. Construction of a new 3,355 sq. ft., 2 story, single family residence with a roof access & attached 2 car garage. The 0.17 area site is located at 7951 Paseo Del Ocas in the LJSPD-SF Zone & Coastal Overlay Zone (Non-appealable-2) within the La Jolla Community Plan area. Council District 1
Presentation: included description of destruction of existing home. Stated it was not historical. Showed neighborhood context with homes from all over the Shores. Many 2 stories and large FAR not in immediate area. Feedback only from 2 adjacent neighbors. Seated focus was materials & contemporary with variation of the massing indoors/outdoors. Stairway to roof. but

no deck at this time. Sustainable & naturally ventilated. Lot is 7,200 sq. ft. and house 3,300 sq. ft.= FAR of .46%

No public comment.

Committee - M. Edwards - North set back 1' from property line & South 3'2" set back = problems
Driveway setback length 20'?

Likes design

J. Emerson - Problems are straight vertical walls with no articulation, set backs way too small, lack of easy transitions with neighboring properties. Asked if they were aware of LJS PDO. Appeared they were not and suggested they review it and Design Manual for Shores requirements.

L. Davidson - 30' north wall with stairs is of great concern. Overhang over stair and roof is free floating, but adds to the mass.

T. Haas - Need bigger lot. Nice design, but lot too small.

Needs 4' side set backs on both sides. Currently violates the side set back requirements in the Shores PDO.

North side is a REAL problem.

J. Shannon - Straight on is a square box. Too much house for the lot.

Needs to comply with Shores PDO.

A. Fotsch - FAR good. Concerns & comments in Minutes.

When represent need to understand the nuances in the Shore PDO with Design Manual as guiding force.

No vote taken today.

8. Astalos House at 2989 Woodford Dr - New build on vacant lot - L. Bonnet (ACTION)

Project Description: a Jolla (Process 3) Site Development Permit for construction of a new 5,924 sq. ft. 2 story single family residence on a vacant lot located at the intersection of Agenda Kirjah & Woodford Dr. The 0.47 acre site is located in the LJSPD-SF Zone in the La Jolla Community Plan area. Council District 1.

Presentation: Open lot with proposed 2 story family home. Have worked with neighbors to design for maximum privacy and enjoyment for all parties involved. Side set backs are 3'-35' & 4'-38' with front 11'-100' and rear 6'-95'. Lot is 29,396.26 sq. ft.. House is 5,924 sq. ft. Lot coverage is 16.43% & FAR is .29. @nd story is set back from 1st story. Family dream home for young family.

Non public comment

Committee - A. Fotsch - Really conforms well

J. Shannon - Nice

L. Davidson - Looks good

2 stories with levels in front & stairs.

Lush landscaping & trees especially between neighbors

Front yard terraced with vegetable gardens

M. Edwards - Really great

J. Emerson - KUDOS! What a joy to have a lovely home that conforms to the

Shores PDO & not crammed onto a lot that is too small.

T. Haas - Compliment on house & presentation.

MOTION that the findings can be made for an SDP and approval of the house. Edwards/Haas

Vote - 5-0-1

Meeting adjourned to October 18, 2021