

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

**Monday, December 20, 2021 @ 4:00 p.m.**

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

**1. 4:01pm Welcome and Call to Order:** Jamie Emerson Vice Chair filling in for Andy Fotsch  
**b. Committee Members in attendance:** Dan Courtney, Larry Davidson, Matt Edwards,  
Jamie Emerson, Ted Haas, Angie Preisendorfer...Joining late John Shannon  
**Committee Member not in attendance:** Andy Fotsch

**2. Motion made to Adopt the Agenda,** by Angie Preisendorfer, 2nd Matt Edwards  
**VOTE 5-0-0**

**3. Motion made to Approve November Minutes,** by Matt Edwards, 2nd Ted Haas  
**VOTE 5-0-0**

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

**5. Non-Agenda Committee Member Comments:**

Matt Edwards commented on campers in Kellogg Park what or who to contact?

Janie Emerson suggested to check the LJ Shores Assn web for contact info for SDPD Ariela Delatore (?) resources for this kind of situation. Important to call with this type of issues regular basis as the SDPD keeps track of reports and allocate funding and personal.

Dan Courtney commented that he awoke to a homeless person in his kitchen making breakfast and drinking a beer. Gave a description 5'6" wearing a Chargers knit cap. Police were called and it was reported.

**Chair Comments:** Chair Andy Fotsch is out for medical leave and Vice Chair Janie Emerson is chairing the meeting. Wishing him a speedy recovery.

**Jafari Residence**

**Project#: 695953**

Type of Structure: Single Family Residence

Location: 8241 La Jolla Scenic Drive North\*, La Jolla, CA 92037

Applicant's Rep: Scott Spencer 858-459-8898 [scottspencerarchitect@gmail.com](mailto:scottspencerarchitect@gmail.com)

Project Manager: Oscar Galvez III 619-533-3683 [GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)

Project Description: LA JOLLA (Process 3) Site Development {permit for a 844 first floor and a 1982 square foot addition to an existing single family residence located at 8241 La Jolla Scenic Drive North\*. The 0.23-acre site is located in the LJSPD-SF Base Zone, Coastal Height Limit Overlay and Airport influence Area (MCAS Miramar) Zones within the La Jolla Community Plan area and Council District 1 (\*Address Corrected to 8241 La Jolla Scenic Drive North)

Applicant's Rep Scott Spencer said the existing 1824 sq ft house on 0.2 lot with an existing retaining wall existing retainer wall on the east/rear of the property with large open space beyond. The retaining wall will not be touched or modified.

Adding 844 sq ft to the existing one story and adding a new 1382 sq ft 2nd story. Mediterranean Style, stucco and tile roof. Modernized.

Not much change to existing landscaping, hardscaping to redone and permeable  
Height 27'6"

South side setback 2nd story steps back 3'

North setback 2' at garage - Rest of setbacks 4' at house

Driveway is Front 2nd floor stepped back is 12'

2nd story deck has Ocean view

Landscape 46.7%

Existing house is 1824 sq ft

Addition will make total sq ft 4650 sq ft.

FAR 50.2%

PUBLIC COMMENTS: NONE

COMMITTEE MEMBERS COMMENTS:

Matt Edwards asked about lot size: Reps said 10,185sq ft

Are there any other 2nd stories on the street? Rep responded yes several this is one of the only single stories in the neighborhood

Larry Davidson asked about elevations

10' setback on 2nd story

Change of style to a Mediterranean style from a eclectic style

No chimney stack as using a direct draft

Setback - South side setback existing 8' on first story, 11' setback on 2nd story

North side setback existing at garage 6' then 7' at the existing house with an 11' setback on the 2nd story.

Dan Courtney asked about slope and any changes to the slope.

Rep stated pretty flat lot slope at driveway maybe 1' pretty level until the rear retaining wall to native open space 20-25%

2200 sq ft beyond retaining wall

Dan Courtney asked the Chair about FAR requirements? Chair responded the City has not yet enacted the FAR, requirements. Even if they had, his project is well below the limit.

Ted Haas asked if the neighbors were supportive?

Rep stated several neighbors encouraged the project.

Janie Emerson asked about length of driveway? Rep said 20'6"

We usually ask for street scape and chart of setbacks in the area.

Rep stated that the 300' radius was submitted to the City and presented a chart on zoom which too small to read.

**MOTION:** by Matt Edwards, 2nd Ted Haas,

The findings can be made for SDP for **Project#: 695953** described as follows -

Type of Structure: Single Family Residence

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Applicant's Rep: Scott Spencer 858-459-8898 [scottspencerarchitect@gmail.com](mailto:scottspencerarchitect@gmail.com)

Project Manager: Oscar Galvez III 619-533-3683 [GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)

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**VOTE 5-0-1**

Acting Chair abstains

### **Hillside Vacation**

- Project #: 692374

- Type of Structure: Single Family Residence

- Location: 7687 Hillside Drive, La Jolla, CA 92037

- Applicant's Rep: Michael Pallamary 858-454-4094

- [mpallamary@pallamaryandassociates.com](mailto:mpallamary@pallamaryandassociates.com)

- Project Manager: Xavier Del Valle 619-557-7941 [XDelValle@sandiego.gov](mailto:XDelValle@sandiego.gov)

- **Project Description:** LA JOLLA: Process Two CDP and Public Service Easement Vacation to vacate 6-foot-wide utility easements on lots, 58, 59 and 60 of Map 1479 at 7687 Hillside Drive. The 0.63-acre site is in the LJSPD-SF Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan and Council District 1.

Applicant's Rep Michael Pallamary seeking a vacation of utility easements on 3 lots on Hillside Dr. A development plan for this property was approved and sent to LJCPA a few years ago. The problem stems from 1912 easements that were not mapped just written on the lot plans. This is to clean up and clarify the plot maps. Bizarre easements that are under existing homes.

PUBLIC COMMENTS: NONE

COMMITTEE COMMENTS:

Ted Haas asked are any easements being utilized? Rep said No.

Utilities, water or storm drainage? Rep stated Only utilities.

Never properly recorded?

Matt Edwards: Sounds like a complicated issue, would like to see verified releases from the City, SDG&E etc. Rep showed via zoom.

Larry Davidson asked if his client had the authority to request this on all three lots?  
Matter of record.

Rep said only power to object is from the City and utilities, this is the process to get the easements vacated. City has the oversight. City asks us/committee.

Dan Courtney, This seems a bit jumbled start from the first plot map from 1912. Rep said the easements are only described not mapped. existing sewer and water not involved. City requested to remove easements.

Rep is not involved in the development of the projects just the easement issue.

Angie Preisendorfer said it looks like a clean up of old easements not used

John Shannon: Arrived during the discussion and had no comment

**MOTION:** by Dan Courtney and 2nd by Angie Preisendorfer.

The findings can be made for Project #: 692374 requested vacation of easements as follows - **Project Description:** LA JOLLA: Process Two CDP and Public Service Easement Vacation to vacate 6-foot-wide utility easements on lots, 58, 59 and 60 of Map 1479 at 7687 Hillside Drive. The 0.63-acre site is in the LJSPD-SF Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan and Council District 1.

Committee discussion Matt Edwards would like to see letters clearly from Utilities and the City.

Rep "City awaits this groups action.

## **VOTE 4-1-2**

Matt Edwards No

Abstains - John Shannon arrived late to presentation & Acting Chair

### **The Corner Specialty Shoppe**

- Project #: 692374
- Type of Structure: Retail – Conditional Use Permit
- Location: 8070 La Jolla Shores Drive, La Jolla, CA 92037
- Applicant's Rep: Wayne Pierce 858-357-5856 [wfpierce@aol.com](mailto:wfpierce@aol.com)
- Project Manager: Oscar Galvez III 619-533-3683 [GalvezO@sandiego.gov](mailto:GalvezO@sandiego.gov)
- **Project Description:** LA JOLLA. (Process 3) Conditional Use Permit for the sale of off-site beer and wine (ABC Type 20 license) and general merchandise at The Corner Specialty Shoppe, located at 8070 La Jolla Shores Drive. The 0.25-acre site is in the La Jolla Shores Planned District - Commercial Centre Base Zone and Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay Zones within the La Jolla Community Plan area. Council District 1.

Applicants Rep after some technical problems. Detailed the The Corner Speciality Shoppe was requesting a Conditional Use Permit (CUP)to allow for retail sales of beer

and wine. Next door the existing The Corner Store has a consumer permit. Location was the former LJ Postal and Shipping.

ABC has checked off on the permit

SDPD has

**MOTION:** By Angie Preisendorfer and 2nd by Larry Davidson

The findings can be made for the requested CUP for The Corner Specialty Shoppe described as follows - **Project #: 692374**, LA JOLLA. (Process 3) Conditional Use

Permit for the sale of off-site beer and wine (ABC Type 20 license) and general

merchandise at The Corner Specialty Shoppe, located at 8070 La Jolla Shores Drive.

The 0.25-acre site is in the La Jolla Shores Planned District - Commercial Centre Base

Zone and Coastal (Non-Appealable) Overlay and Coastal Height Limit Overlay Zones

within the La Jolla Community Plan area. Council District 1.

### **VOTE 4-2-1**

No - Dan Courtney & Matt Edwards

Acting Chair Abstains