

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Monday, July 19th, 2021 @ 4:01 p.m.
VIA ZOOM

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1. **Call to Order:** Andy Fotsch, Chair (andy@willandfotsch.com)
2. Committee members in Attendance: Larry Danielson, Janie Emerson, Andy Fotsch, Angie Preisendorfer, John Shannon
3. **Not in attendance:** Ted Haas, Mryna Naegle, ???Dan?

2. Motion made to Adopt the Agenda with changes to add election of officers, by Andy Fotsch, 2nd Janie Emerson
VOTE 5-0-0

3. Motion made to Approve April 2021 minutes (no May or June meeting) by Janie Emerson, 2nd Andy
VOTE 4-0-1
John Shannon abstaining

4. Non-Agenda Public Comment: NONE

5. Non-Agenda Committee Member Comments: Motion made to add to the agenda election of Officers by Andy, 2nd Janie

6. Chair Comments: NONE

7. Motion made to continue with officers Andy Fotsch as Chair, Janie Vice Chair, Angie Preisendorfer Secretary. by Andy Fotsch, 2nd Angie Preisendorfer
VOTE5-0-0

8. Project Review: a. 4:15-4:45pm 1851 Spindrift Drive , INFORMATION ONLY

- Project #: 693529
- Type of Structure: Single Family Residence
- Location: 1851 Spindrift Drive, La Jolla, CA 92037
- Applicant's Rep: Haley Duke 858-869-2841 hduke@islandarch.com
- Project Manager: tbc
- **Project Description:** CDP/SDP for Demolition of an Existing SFR & Garage, and Construction of a New 2,924 s.f. SFR with 500 s.f. Garage and 302 s.f. Accessory Dwelling Unit, and Related Site Improvements.

Applicants Rep stated project has been submitted to the City, no cycle issues received as of this meeting.

A variety of Setbacks based on property attached to an Alley.

Had an open house with adjacent neighbors and zoom meeting with out of town neighbors.

Height 28'4", 29'11" at Chimney.

Spanish Style with tile roof.

Working with neighbor at the rear regarding privacy at window

One story elements along alley

adding a 2 car garage (existing 1 car) driveway parking for 2 cars (existing 1 space)

ADU zero setback on east.

PUBLIC COMMENT:

Erin Comley neighbor at 1856 Viking. Question about 30" separate?

Applicant Rep stated existing set back is 14", new project 0"
Erin Cromley worried about closeness. Working with Architect.

Peggy Davis asked about landscape ratio?
Applicants Rep stated the 1536 sq foot Landscape plan is 34%

Joseph Costello asked about lot size and the 300' notification from the city regarding project?
Applicant Rep stated the lot size 4453 sq feet

Phillip Wise neighbor, 7946 Princess, has not received notice. Also setback rules on existing homes are different and not relevant as this is not a remodel it is a new house.

Applicant Rep stated regarding notification is delayed at the city.
Personal invites to 10 homes.
LJSPDO has no set rules regarding setbacks rules.

Committee Comments:

Larry Danielson stated he was not comfortable with the zero set back. Asked about the height from what grade?
Applicants Rep stated the project is using the existing grade.
Asked where was the ADU entrance?
Rep stated exterior metal spiral stair case in courtyard.

Angie Preisendorfer asked about FAR?
Rep stated .84 total
 .66 House
 .11 Garage
 .07 ADU

Janie Emerson Major problem with the zero lot line at the rear, problems with air flow, mildew etc.
Is this ADU a true ADU using interior for entrance from an exterior stair case within the courtyard also an attached upstairs entrance on the breezeway.

An aside, Lovely existing house, sad to see it go.

John Shannon had general questions regarding ADU's
Calculating ADU square feet?
Attached ADU max sq ft vs detached? 1200??
Detached means it can not be accessed from house?

Question regarding once approved plans voted by this committee then changes made at the City Development Dept. Does the committee or public have any say?

Chair Andy Fotsch stated, That is a bigger question than this committee can address. Diane Kane is working on that.
We are a recommending committee.

Janie made a motion This project is information only, need first round of cycle issues. 2nd Larry Danielson

Committee comments:

Larry Danielson ADU with common wall is attached

Janie Emerson : a true ADU entrance needs to be completely separate, this project with access makes it a companion unit.

Concern about the zero rear set back, and front setback comparing 5 houses up and 5 houses down.

With a zero set back on lot line health issues, mold mildew, etc.

SD City project dept. delays no project manager assigned yet/ or title notices

VOTE

5-0-1

August 16 meeting with a robust agenda with 2-3 projects

Adjourn to next PRC meeting Monday, August 16, 2020 @ 4:00 p.m.

August 16, 2021

September 20, 2021

October 18, 2021

November 15, 2021

December 20, 2021

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