

LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Tuesday, January 18th, 2022 @ 4:00 p.m.
VIA ZOOM

4:08pm Welcome and Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com)

Committee Members in attendance: Dan Courtney, Larry Davidson, Matt Edwards, Janie Emerson, Andy Fotsch, Angie Preisendorfer, John Shannon (4:15)

Not in attendance: Ted Haas

Motion made to Adopt the Agenda by Andy Fotsch, 2nd Janie Emerson

With changes to add Information only 8445 Avenida de las Ondas addition and ADU

VOTE 4-1-0 (?) Who was a no? or was it you Andy Abstain ?

Motion made to Approve *December Minutes*

VOTE 4-0-1 Andy Fotsch Abstain as he was absent last meeting

Non-Agenda Public Comment: NONE

Non-Agenda Committee Member Comments: Dan Courtney apologized for something Matt asked in a motion made last meeting(?)

6. Chair Comments

Full agenda for February with 5 projects to date.

Code update of LJSPDO addition of the FAR to the PDO not sure when it will be in force.

Contact Diane Kane to add any new changes by March 2022

Janie Emerson said there were a few things to add and would contact Diane Kane.

7. Project Review: a. 4:10 Baylor Residence – *Consent Agenda: Findings Cannot be Made.*
4:15-4:45pm Spindrifft Drive • Project #: 691672

8. • Type of Structure: Single Family Residence

- Location: 7951 Paseo Del Ocaso, La Jolla, CA 92037
- Applicant's Rep: Chandra Slaven 619-316-7645 chandraslaven@gmail.com
- Project Manager: Veronica Davison 619-446-5462 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.
- Chair said there was some confusion with the city regarding this project the LJSPRC already voted on in November. Minutes were not given to the city. Janie Emerson said this what happens when the applicant doesn't understand the process.

No need to vote or discuss.

- 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: Xavier Del Valle 619-557-7941 XDelValle@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing 1,863-sf single family residence with garage and construct a two-story, 2,924-sf single family residence and 500-sf garage with 302-sf ADU above garage at 1851 Spindrift Drive. The 0.10-acre site is in the LJSPD-SF zone and the Coastal (App & Non-App) Overlay zone within the La Jolla Community Plan area, and Council District 1.

2nd review: Applicants Rep Haley Duke said there has been a redesign of the project from feedback from the Committee and neighbors.

Site Plans and elevations have changed rear property line, 1' set back at the rear instead of the existing 0'

8 houses within the 300' have less than 1' set backs

South side wall was 69' now 45' 47' (?) along alley with an enclosed courtyard

Created a basement living space,

Moved front door from the street to the alley side to create more garden at the front/ street side.

East garage wall pulled back to allow planting.

garage with a hip roof to step back 7'

Stucco, Mediterranean style

FAR .86 including garage and ADU .66 dwelling

4453 sq ft lot

2nd story pulled back 6'-8'

PUBLIC COMMENT:

Sally Miller asked about providing off street parking? Rep said no additional besides 2 spaces in driveway.

Susanne Wiesman Not clear about the basement? Walk out?

How much excavation of dirt? Rep said soils report in process.

Daylight at Northwest property between houses?

Question about the FAR? New rules do they apply with this project? Chair said the rules in place when applicant applied

Karina (?last name and how related neighbor??) says project looks great.

Joseph Costello lives across alley and is a neighbor. Stated the basement should be considered a 3rd floor and included into the FAR. It is not completely buried
Bulk of the project. Small lot huge house
Height from the street. Too much for the lot
Exterior is still one long structure along the alley with the enclosed courtyard.

Joseph Costello's daughter questioned the setbacks 18' is usual
Massive house, bulk and scale
The walk out basement should be counted in the FAR

Committee Comments:

Janie Emerson, Did a fabulous with the redesign, except it is still too big.
How many bedrooms?
Rep stated, 2 bedrooms upstairs, 1 office/bedroom, 1 in basement plus the ADU
How long is the driveway from garage? Rep stated 20' on one side and 18'2" on the other
What is the height of the project? Rep stated 29'11" to top of chimney.

Larry Davidson asked is the ADU attached to the main house? Rep said it is attached to the house and on top of the garage with a separate entrance.
Set back from the street, Rep said 10'
Regarding 0' set back at the garage?

Rep stated that the changes were made with direct discussion and feedback from 5 neighbors.
Direct neighbor to the north is a rental and the new owner has a design team to change the existing house.

John Shannon, stated views are not protected although cherished. Maximizing the building site is not new, Whose views were blocked first?
It is an appealing design, care and quality, I like it but it's kinda big.

Angie Preisendorfer needed clarification on sq footage for minutes
Lot size 4453 sq ft
house 2949 sq ft
Garage 500 sq ft
ADU 302 sq ft
Basement 1750 sq ft not included in FAR, not required

Matt Edwards, Lovely design. Bulk and Scale too big
Set back on the street average? 8'-18'6"
Max out the set backs.

Dan Courtney, FAR with basement 1.25?
What is the rent for the ADU expected?
The envelop pushed to the max, ADU to assist affordable housing?
Set backs?
Huge FAR for that reason I can not support this project.

Not sure if this should be in the minutes:

As a former leader and chair of this committee taking advantage of the FAR loop hole for not including the living space in the basement.

Too big, beautiful pushed too far.

Rep Haley Duke pointed out there are zero set backs existing in the neighborhood within the 300' foot chart.

Tony Chrisfi stated as past chair of the LJSPRC, These smaller lots 5000 sq. ft village lots add positive projects, future projects.

Motion made by Matt Edwards, 2nd Dan Courtney Finding cannot be made, bulk and scale of building. Project #: 693529, LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing 1,863-sf single family residence with garage and construct a two-story, 2,924-sf single family residence and 500-sf garage with 302-sf ADU above garage at 1851 Spindrif Drive. The 0.10-acre site is in the LJSPD-SF zone and the Coastal (App & Non-App) Overlay zone within the La Jolla Community Plan area, and Council District 1.

VOTE 5-1-1

8445 Avenida de las Ondas information only

Lot size 21,128 sq ft

Existing 3092 sq ft existing historic mid century home

Addition of a new garage /1900 sq ft bedroom and 2nd story ADU with elevator. to create a courtyard

proposed height 27'113/4"

FAR 27%

hillside lot with a flat pad. existing home not seen from the street.

Public Comment: Sally Miller asked how many bedrooms. Rep stated existing 5 bedrooms, 4 bathrooms. adding 2 bedrooms 1 bathroom adding elevator to ADU

Committee Comment:

Angie Preisendorfer, Wow, it's so different from existing!

Dan Courtney commented city using the lot size for FAR calculation?

Janie Emerson why not blend with existing historic home, new too different. Encourage integrity of existing home.

Rep stated historical society likes to see additions different from the historic designs

Meeting adjourned next meeting February 15 2022

