

# LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA

## LA JOLLA COMMUNITY PLANNING ASSOCIATION

Tuesday, February 22<sup>nd</sup>, 2022 @ 4:00 p.m.

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

1. **4:00pm Welcome and Call to Order:** Andy Fotsch, Chair (andy@willandfotsch.com)
  - a. Introduction of committee members
  - b. Committee members in attendance - A, Fotsch, J. Emerson, L. Davidson, M. Edwards, J. Shannon, D. Courtney (at 4:30) Absent - A. Preisendorfer & T. Haas
2. **Adopt the Agenda** - Agenda Modified **MOTION** - Modify the Agenda to remove Item 7d. due to lack of proper notice. Moved - J. Emerson 2nd - L. Davidson Vote 4-1-0 (oppose A. Fotsch)
3. **Adopt the January Minutes - MOTION** - Approve the Minutes as presented. Moved - J. Emerson 2nd - L. Davidson Vote 5-0-0
4. **Non-Agenda Public Comment: NONE**
5. **Non-Agenda Committee Member Comments: NON**
6. **Chair Comments** - Significant changes to the Municipal Code & PDO for La Jolla Shores passed by the City Council. The Design Manual is now referenced in the Municipal Code, FAR is added & clarification of fence/wall heights. Awaiting Coastal Commission Committee approval.
7. **Project Review:**
  - a. **4:15-4:45pm Spindrift Drive**
    - 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.
    - Description** - In response to the concerns of the LJSPRC Committee and neighbors, Applicant pulled it's project from the LJCPA Consent Agenda and has reworked the project. The Applicant has reduced the house size, modified the set-backs and reduced the FAR to .79. Total 3,515 sf: house 2,677 sf, garage 458 sf, and ADU 380 sf (does not include the basement).
    - Public Comment** - K. Neil queried about the height. The chimney is the highest point at 29'11". The highest point of the ridge line is 28'4".
    - Committee Comment** - The letter from the neighbor, Mr. Costello was mentioned as a concern by several members, especially paragraph #2 concerning the lower west facing bedroom. The bedroom is required to have exterior access. It is buried into the lot and screened from the street by planting. Only the access path is visible from the street. John Shannon queried about the balconies and if they were to be enclosed in the future and how that would change the FAR. The Chair indicated that the balconies are on the 2nd floor and open so not part of any FAR. The Applicant's Rep insisted that it be made part of the record that every applicant be asked and required to respond to this specific question. Dan Courtney felt the project should have more review in the Shores (this is the 3rd hearing on this matter).

- **MOTION** - The findings can be made for a Site Development Permit (SDP) and a Coastal Development Permit (CDP) to demolish the existing 1,863 sf single family residence with garage and construct a 2 story 2,924 sf single family residence with 500 sf garage and 302 sf ADU above the garage at 1851 Spindrift Drive, La Jolla, CA Moved - J. Emerson 2nd - M. Edward Vote 4-1-1 (opposed D. Courtney)

**b. 4:45-5:15pm Capri Residence – Substantial Conformance Review**

- **Project #:** 647594
- **Type of Structure:** Single Family Residence
- **Location:** 2382 Via Capri Ct, La Jolla, CA 92037
- **Applicant's Rep:** Karina Diamond 619-307-9567 karina@arkendesignstudio.com>
- **Project Manager:** Denise Vo 619-446-5212 VoD@sandiego.gov
- **Project Description:** LA JOLLA. Combination building permit for a new two-story single dwelling unit. LJSPD-SF. Costal: N-APP-2. Brush Management. Transit Priority Area. Geo Haz 22. Geologic Hazard Category 12. SD Unified. CDP# 1012109 SDP#1314584
- **Description** - This is a vacant lot that, at the time of purchase, the buyers' rep states that the buyers were unaware an Historically designated house had been illegally demolished. The project now needs Substantial Conformance Review (SCR) and Retro-demolition permits. A CDP and SPD were obtained in 2014 and need to be modified to show this is now a vacant lot. The design is slightly smaller than previously approved and has some larger set-backs. Changes include - A basement occupies the NW corner, a mechanical equipment room on the roof, former garage is a rec room, new garage to N with curb cut, larger visibility triangles and no fencing. The prior driveway cut on Via Capri remains. An dedicated easement for a sidewalk on Via Capri Court is required.
- **Public Comment** - Klemens Ross (Applicant's Realtor) informed the group that the Applicant bought the property in 2017. It had been a vacant lot since 2016. The Applicant wants to live in the house and at the same time has the property up for sale.
- **Committee Comments** - Matt Edwards asked about the N. slope with sharp drop off, length of the driveway and N. side elevation. There is a sharp drop off, driveway length is 31' on Via Capri and 20' the new driveway. The N. elevations are 29'9" at the highest point (front corner) with the rest at 20'9" (lowest NE corner). John Shannon - queried whether the flat roof was walkable and about the pool. It was stated it was not walkable and only access for the mechanical equipment. There is a 3' guard. The pool is at the N. end and has it's own catch basin. Larry Davidson - quarries about the pool and the permits. Concerned about the massive concrete wall at the N. of the pool. The Applicant will do the SCR with permits and then obtain a separate permit for the pool. Janie Emerson - This project came before us several times before the last approval and permits Major concerns were about the historic nature of the house and the unstable land which had serious failures in the past. It was requested that since the new driveway is on Via Capri Court that the Via Capri Dr curb cut be removed.
- **MOTION** - The findings can be made for a combination building permit for a new 2 story single dwelling unit (Coastal N-APP-2. Brush Management. Transit Priority Area. Geo Has 22. Geologic Hazard Category 12. SD Unified.) SDP #1314584 & CDP #1012109 at 2382 Via Capri Court, La Jolla, CA Moved - J. Emerson 2nd - J. Shannon Vote 4-1-1 (opposed J. Emerson)

**c. 5:15-5:45pm Avenida de las Ondas ADU**

- Project #:** PRJ-1050498
- Type of Structure:** Single Family Residence – Remodel and ADU
- Location:** 8445 Avenida de las Ondas, La Jolla, CA 92037
- Applicant’s Rep:** Michael Morton 858-459-3769 michael@m2a.io
- Project Description:** Demolition of existing garage and new ADU. <https://aca-prod.accela.com/SANDIEGO/Cap/CapDetail.aspx?Module=DSD&TabName=DSD&capID1=REC22&capID2=00000&capID3=005CW&agencyCode=SANDIEGO&IsToShowInspection=>
  
- Description** - Large parcel size with Historically designated house. Maintain the historic house and add an ADU over a new 2 car garage. 1st floor of Garage/ADU building is GBR and 2 car garage. 2nd floor is 1 BR about 1,200 sf unit with roof deck for the parents. Coverage of the lot is 4,256 sf for an FAR of .47. 4 parking spaces. Heights - ADU 29’9 1/2” for 1.191 sf, garage 627 sf and new decks 678 sf.
  
- Public Comment** - K. Neil - No public notice posted on the property. Applicant’s Rep stated that they have not received from the City.
  
- Committee Comment** - The CA State letter concerning the requirements for additions to historical properties was read and dissected. The consensus was that the addition was a jarring departure from the historic house and as such detracted from and compromised the essence of the Historic house. The Committee felt that there is more to do here before a vote. The Applicant’s Rep agreed.
  
- No vote taken** - Continued to next month

**d. 5:45-6:15pm Cliffridge ADU**

- Project #:** 689010
- Type of Structure:** ADU
- Location:** 8460 Cliffridge Avenue, La Jolla, CA 92037
- Applicant’s Rep:** Yoftahe Ghiliamichael yghilia@yahoo.com
- Project Manager:** System Managed
- Project Description:** LA JOLLA: Combination permit for proposed addition and new detached ADU with roof deck at an existing single-family residence. Scope to include site retaining walls 3' - 8' H. LJSPD-SF, Brush Mgmt, Geo Haz 51/52.
- Removed from the Agenda** - A motion was brought to modify the Agenda and remove this project due to lack of proper noticing. It will be heard at a future meeting.

**Adjourn 5:55PM**

**Next Meeting March 21, 2022 4PM on zoom**