

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Tuesday, March 21st, 2022

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

Committee in Attendance: Dan Courtney, Larry Davidson, Matt Edwards, Janie Emerson, Andy Fotsch, Ted Haas, Angie Preisendorfer, John Shannon

Motion made to Adopt the Agenda Janie Emerson, 2nd Larry Davidson
VOTE 8-0-0

Motion made to Adopt the February Minutes Dan Courtney 2nd Larry Davidson
VOTE 7-0-1 Angie Preisendorfer was absent February

Non Agenda Public Comment: NONE

Non Agenda Committee comments:

Dan Courtney concerned about the PRC trustees and FAR item off and on a long standing item, not enough public notice

Chair commented that it has not been approved by the California Coastal Commission.

Chair Comments None

1. Project Review:

a. **4:10-4:35pm Avenida de las Ondas ADU 2nd**

- 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.

Rep Michael Morton stated lot size 21,000 sq feet, single family mid century home replace existing garage with an over sized garage, add bedroom bathroom and laundry room and add a second story ADU 1091 sq foot, with residential elevator with deck and a roof deck on the

second story.. over 10' above street level, add a 4' retaining wall at the rear. Since last meeting the color has changed softening with more earth tone variations. A redwood gate on the side yard. The existing center courtyard stays.

Public Comment:

Peggy Davis asked height of the addition. Rep stated 29'9". Peggy Davis also asked about underground water and flooding grading. Rep stated addition will be slab on grade, new storm run off areas. Talked about intrusion of water from up hill.

Committee Comments:

Dan Courtney reflected on the out line on historic home rules, preservation groups similar guidelines.

Applicants rep stated he started his career as historic architect many years ago. New work to be different but similar. Additions are not to be blended.

ADU/Granny flat in the true sense

Ted Haas asked if the homeowner applied for the historic designation. Rep said applied and received. 1955 mid century home exterior protected. Only the existing home has historic status and any addition is calculated by the tax assessors office.

Angie Preisendorfer asked for the square footage of the first floor. Rep said 1st floor 847 sq feet and 627 sq foot garage.

Asked about the addition done 15 years ago the addition of a master bedroom and bath. Rep said the tax assessors office will calculate that part.

Janie Emerson thanked Michael Morton for the color change since last meeting, but her opinion is the same.

Matt Edwards Stated that the Architectural features are different. Rep said that the owners were looking for less maintenance than the existing redwood structure. Similar in structure different materials. Rep said wood trellis replaced with modern materials.

asked about the 4' retaining wall. Rep stated that it will replace an existing wood retain wall at the South west corner of the building.

South Set back 14'

11'5" elevation, Pad 92' , 93'-104' high point????

John Shannon stated he was in favor of this project last meeting. Maintaining historical, low rise home on larger lot.

Larry Davidson likes the new color- comparable with existing historical home.

Janie Emerson made a motion that findings cannot be made because of the contrast and lack of architectural integrity the addition to the historical main property.

VOTE 5-2-1 John Shannon Angie Preisendorfer-NO Chair abstains

b. **4:35-5:00pm Cliffridge ADU**

- Project #: 689010
- Type of Structure: ADU
- Location: 8458 Cliffridge Avenue, La Jolla, CA 92037 (*ADU is 8460 Cliffridge Ave.*)
- 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.

Cliffridge ADU

Home address 8458 Cliffridge ADU address 8460 Cliffridge on corner with a City "Paper street"

Project rep explained the existing home to have a 384 sq foot addition, new entry way, adding a bedroom and bath with deck. Plus a 638 sq foot ADU at the rear of the property, cut down into the slope.

Public Comment: NONE

Committee Comments:

Larry Davidson asked over all FAR? Rep said .35

Lot size, 10,500 sq feet

Home 3600 sq feet

Asked any changes to chimney? Rep said none

John Shannon asked about slope removal. Rep said 8' depth vertical. 3'-4' retaining wall. does the ADU affect Torrey Pines Elementary? Rep said no the "Paper Street" in between.

Matt Edwards, Looks good

Janie Emerson concerns were the "Paper St issue and existing fencing or temporary? Neighbors have the same fencing. I walked around the area and the project doesn't jive. Also concerned there are no neighbor comments? Rep stated the direct neighbor didn't have an issue with the project.

Angie Preisendorfer asked to see renderings of the ADU and slope
Ted Haas no questions/ comments

Dan Courtney asked about access steps, entrance to the ADU. Rep replied there are access steps on the north down the slope to access the ADU from the property, there will be no separate access from the street.
What is the intended use of the ADU? Rep stated the ADU was to be used by elderly family members

Larry Davidson noted there was a difference from what is on site, ie location of walls fencing. When was the last survey done? Rep said 3 years ago

John Shannon asked to see renderings

Motion made Matt Edwards, 2nd Dan Courtney Findings can be made for Project #689010 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.

VOTE 6-1-1 Janie Emerson no, Chair Abstaining

c. **5:00-5:25pm Dorado Court CDP**

- **Project #:** 698729 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.
- **Type of Structure:** ADU plus remodel and addition
- **Location:** 7981 Dorado Court, La Jolla, CA 92037
- **Applicant's Rep:** Ronald Perlman perlmanronald@gmail.com 858-692-0006
- **Project Manager:** Ollie Shepard oshepherd@sandiego.gov
619-236-5580

• **Project Description:**

LA JOLLA: (Process 2) Coastal Development Permit to remodel the existing house on the first

floor and add a new second story ADU with a roof deck over the existing attached garage located at 7981 Dorado Court. The .48-acre site is zoned LJSPD-SF and is within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit and Transit Overlay Zones in the La Jolla Community Plan area and Council District 1.

Applicants Rep stated this 1/2 acre lot with existing 4400 sq ft one story adding a 1100 sq ft second story for a 5576 sq ft home with 22% lot coverage south set back 5.5. Roof deck stepped back from the front, interior renovation, steel roof with stucco and wood accents. Small deck on second story. 27'2" at the chimney. 25'2" at the parapet roof deck.

Public Comment: NONE

Committee Comments:

Larry Davidson: Nice elevation

John Shannon: Nice elevation

Matt Edwards: Looks good

Janie Emerson good set up of the before and after elevations

Angie Preisendorfer: Nice

Ted Haas: Checks all the boxes

Dan Courtney: asked about the slope and ADU use. Rep said slight slope in the front of the house from the street remains. ADU use for the grand kids.

John Shannon made a motion, Larry Davidson 2nd, Findings can be made for Project# 698729 (Process 2) Coastal Development Permit to remodel the existing house on the first floor and add a new second story ADU with a roof deck over the existing attached garage located at 7981 Dorado Court. The .48-acre site is zoned LJSPD-SF and is within the Coastal (Non-Appealable) Overlay Zone, Coastal Height Limit and Transit Overlay Zones in the La Jolla Community Plan area and Council District 1.

VOTE 7-0-1 Chair abstaining

d. **5:25-5:50pm Vines CDP/SDP**

- **Project #:** 696766
- **Type of Structure:** Single Family Residence
- **Location:** 8457 Prestwick Drive, La Jolla, CA 92037
- **Applicant's Rep:** Shani Sparks shani@eosarc.com 858-459-0575
- **Project Manager:** Karen Bucey kbucey@sandiego.gov
619-446-5049
- **Project Description:** LA JOLLA: Process 3 for a coastal development and site development permit to remodel and add 2,015 square feet to the existing two story

house and garage located at 8457 Prestwick Drive. The 0.46 acre site is zoned LJSPD-SF within the coastal non appealable overlay along with sensitive vegetation and steep hillsides overlay zones. The property lies within the La Jolla community plan area. Council district 1

Applicants Rep stated This 1/2 acre lot with steep sensitive vegetation with zero biological effect. Adding 2015sq ft to an existing 2 story home with view deck on garage. Set backs 12' south,14' north. Project 29' height modern design.

Public Comment: NONE

Committee Comments:

Dan Courtney asked a bout FAR? Rep stated .26 excludes deck area.

Landscape 15,959sq ft half the lot is steep canyon slope.

Ted Haas: No questions

Angie Preisendorfer: Nice upgrade

Janie Emerson: Asked for the measurement lowest point to highest? 90'. No articulation on the north elevation/ not per code. Doesn't fit in the neighborhood. This facade doesn't work

Matt

Edwards: No comment

John Shannon: Interesting design, different boxes. Rep said would be broken up by trees. the cantilevered not addressing fitting PDO

Janie Emerson corrected not PDO but Design manual, articulation and step back of the second story.

Larry Davidson any plans for the east side of lot? Landscaping? Street scene? Spoken to neighbors?

Jane Emerson suggested the applicant come back with neighbor input, different colors, street scene

Matt Edwards suggested more articulation on north side

Ted Haas suggested color changes more compatible.

John Shannon: Feels like the second story is projecting out like UCSD art house. Would like a street scene

Come back with modifications

Greg Jackson detailed the process.

Andy Fotsch will add to April 18th's agenda

e. **5:50-6:15pm Calle de la Garza Remodel**

- Project #: 696515
- Type of Structure: Single Family Residence
- Location: 2350 Calle de la Garza, La Jolla, CA 92037
- Applicant's Rep: Sara Carpenter sara@mdla.net 858-459-1171
- Project Manager: Oscar Galvez galvezO@sandiego.gov
619-5333683

- **Project Description:**

LA JOLLA (Process 3) Site Development Permit for a proposed 1,229 square foot 2nd story addition with deck and 75 square foot 1st floor addition to an existing 7,628 square foot single family residence at 2350 Calle de la Garza. The 0.56-acre site is located in the LJSPD-SF Base Zone and the Coastal (Non-Appealable) Overlay Zone and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area and Council District 1.

Applicants Rep stated this 24,624 sq foot lot adding a 1200sq ft second story for a total 8,488 sq ft. with out garage, a FAR .34
Height increase 6'3", 8'10", 8'8", total 59'??

Public Comment: NONE

Greg Jackson commented that the gradate height is 9'

Angie Preisendorfer: asked about height of project? Rep said 33' with basement

John Shannon would like to see elevations/ renderings

Matt Edwards said It looks good

Janie Emerson asked if neighbors were contacted, for possible feedback? Facade color will remain the same, driveway stays, garages same

Ted Haas :No Comment

Dan Courtney asked about the basement? Rep stated it was 1000 sq ft former garage.

Dan made a motion, Ted Haas 2nd, Findings can be made for Project #696515 (Process 3) Site Development Permit for a proposed 1,229 square foot 2nd story addition with deck and 75 square foot 1st floor addition to an existing 7,628 square foot single family residence at 2350 Calle de la Garza. The 0.56-acre site is located in the LJSPD-SF Base Zone and the Coastal (Non-

Appealable) Overlay Zone and Coastal Height Limitation Overlay Zone within the La Jolla Community Plan area and Council District 1.

VOTE 7-0-1 Chair abstaining

Meeting Adjourned 6:06