

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Monday, June 20th, 2022 @ 4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA
Via ZOOM

4:09pm Welcome and Call to Order: Janie Emerson, Andy Fotsch, Chair
(andy@willandfotsch.com). Absent.

Committee members in attendance: Matt Edwards, Janie Emerson, Angie Preisendorfer, John Shannon, new member Marquand Abdaoui (sp)
Committee members absent: Andy Fotsch, Ted Haas, Larry Davidson, Dan Courtney
Motion made to Adopt the Agenda by Matt Edwards, 2nd by Marquand Abdaoui
VOTE

Motion made to Approve April Minutes by Angie Preisendorfer, 2nd Matt Edwards
VOTE

Non-Agenda Public Comment: NONE

Non-Agenda Committee Member Comments: NONE

Chair Comments – Janie Emerson. Chair, Andy Fotsch – Absent. Janie thanks Charlie Brown for the tech assist. Need to add elect officers to next meetings agenda

Project Review:

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: Selectively demolish portions of the 3,963 square foot existing two-story

single-family residence. Remodel & addition for the addition of 1,995 square feet to the home for a total

of 5,447 square feet. A portion of the new two-story addition will be a new 1,191 square foot Accessory

Dwelling Unit (ADU) on the second floor.

Applicants Rep Michael Morton, committees 3rd review of this Historic home addition with 2nd story ADU. Keeping historic home and courtyard intact.

With larger garage and new 2 parking spaces on drive.

Keeping with the color of the historic part of the house, dark eaves, some redwood siding. Entry door intact. Red brick at entry and new retaining wall. Mimicking house with darker colors, dark roof. existing redwood not uniform aged. New addition to has less maintenance materials.

FAR .54(?)

Project height 29'9"

existing wood retaining wall will be replaced with a brick retaining wall. Interior courtyard will remain in the Japanese garden style.

Public Comment: NONE

Committee Comments:

Matt Edwards asked what changes have been made since last presentation? Rep stated mimicking the redwood, coloring, brick, dark wood and shallow over hanging. Site walls, hard scape, contrast incorporate changes, conformance with community plan.

John Shannon stated could see the changes looks less imposing. Matching redwood element on lattice, gates, fencing and darker trim on door eaves and windows. Roof pitch? Rep stated 4/12 pitch.

Angie Preisendorfer needed information on setbacks for the minutes.

Front/West 25'

Side setback/ North 10'

Side setback/ South 10'

Rear/ East 20'

FAR 27%(?)

Marquand Abdaoui asked about retaining wall...Rep stated that existing is wood will be replaced with brick. Redwood under eaves were a maintenance issue, owner wants less on the new addition. Existing redwood requires yearly maintenance.

Jane Emerson's' comments: Thank you for reworking and toning down the colors. Regarding a former addition to the historic home on the north of the property it was added to conform seamlessly to the historic home while this new addition does not.

Motion made by Matt Edwards, 2nd Angie Preisendorfer, that findings could be made for **Project #: PRJ-1050498 Type of Structure: Single Family Residence – Remodel and ADU**

Project Description: Selectively demolish portions of the 3,963 square foot existing two-story single-family residence. Remodel & addition for the addition of 1,995 square feet to the home for a total of 5,447 square feet. A portion of the new two-story addition will be a new 1,191 square foot Accessory Dwelling Unit (ADU) on the second floor.

VOTE

4-0-1 Chair/ Janie Emerson abstaining

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

Project #: 647594 / 672343

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, Cynthia Chong-Pelayo

<CChongPelayo@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

Project numbers confusing. This is really a new build on a vacant lot.

Original CDP#647594 Substantial conformance review Project #672343

Applicants Rep explained plans were similar and consistent with the former plans with some changes.

FAR .42,% was .44%

New sq ft 6219 was 6410sq ft

Setbacks:

Front 13'3"

Side set back 5'

Street/ corner 21'4 3/4"

Rear 14'1 3/4"

Height 29'9"

5 bedroom 3 car garage

lower level/ Via Capri street side curb cut will be vacated and repaired. New curb cut at new garage on Via Capri Ct.

Sidewalk dedication

Stairs on rear terrace

Proposed pool structure at rear/ North side

Public Comment:

Greg Jackson stated base point height 427" 417" (?)

If project to comply fully with water shed and the city treating this a a new build on a vacant lot

Rep stated that Bio filtration/ storm water SWQMP (?)

Committee Comments:

Matt Edwards asked about mechanical equipment on roof

Rep stated owners wanted all mechanical on roof not on side.

John Shannon also asked about mechanical on roof, Will it be enclosed?
Rep said yes

Angie Preisendorfer asked about neighbor input.
Rep stated only one neighbor directly next door, "Get it done"

Marquand Abdaoui asked about street side setback sidewalk dedication. Rep said 2'6"
South side setback . Rep 13'3/4"
asked about pool, Rep said no infinity style, all coping

Asked about the Architect of record. Rep stated Scott Spencer/ Translated from hand
drawn by Karina Diamond

Janie Emerson wanted noted on plan regarding curb cut removal dated June 20, 2022.

Height of wall facing north at pool 9'. Can it be mitigated/ reengineered with caissons
and vegetation? We try avoid a large flat wall, visual thing. What is the width and
height?

Rep stated 14' wide 9' height

Committee requested Applicant return

Does the project comply?

Pool wall on North side redesigned/ engineered to break up the visual from North
Remove curb cut from plan to be approved.

Adjourn 5:25pm

Next meeting July 18 4:00pm