

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Monday, February 15th, 2021
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA
VIA ZOOM

4:02pm Welcome and Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com)

- a. **Committee Members in Attendance:** Dan Courtney, Matt Edwards, Janie Emerson, Andy Fotsch, Ted Haas, Mryna Naegle, Angie Preisendorfer
- b. Not in Attendance: Larry

Motion made to Adopt the Agenda by Ted Haas, 2nd by Janie Emerson

VOTE 5-0-0

Motion made to Approve *January* Minutes by Janie Emerson, 2nd Ted Haas

VOTE 5-0-0

Non-Agenda Public Comment: None

Non-Agenda Committee Member Comments: Angie Preisendorfer commented on the large crane above La Jolla Shores for over 5 years on Whale Watch Way has finally been removed. Cheers!! Janie Emerson commented UCSD was requesting from the the City of San Diego to remove DEED restrictions on 510 acres given to UCSD in the 1950's. To allow further development and financing. Condos, Hotels, retirement home etc.. without benefits to the City of San Diego. The DEED restrictions now only allow for Academic use. 4 times the acreage that SDSU received for 330 million for the stadium site.

Chair Comments: Happy Valentines Day!

8533 La Jolla Shores Drive – (1st Review)

- Project #: 670093
- Type of Structure: Single-Family Residence
- Location: 8533 La Jolla Shores Drive
- Applicant's Rep: Skip Reichenberg 858-549-9000 skipr@marrokal.com
- Project Manager: Denise Vo 619-446-5212 Vod@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for a new detached 1200 sf Companion Unit with a new 474 sf detached garage located at 8553 La Jolla Shores Drive. The 0.44-acre site is located in the LJSPD-SF zone and the Coastal (NON-APP) overlay zone within the La Jolla Community Plan Area and Council District 1.

Applicant Rep Skip Reichenberg and Steve (?) presented plans for an 1200 sq ft. ADU unit at the rear of the lot including garage with zero setbacks, following ADU guidelines. Owner of project also owns the property on the south.

Janie Emerson asked if the lots were being joined together or separately. Rep said separate properties.

Ted Haas commented on the sq footage includes new garage? Rep replied no ADU was 1200 sq ft and garage is nonliving space.

Ted Haas also inquired if the neighbors directly east were contacted.

Home owner said property was lower and currently has a very large bamboo wall on the east setback. Home owner Sheri Lightner is direct neighbor to south, Joyce Handler neighbor to north is aware of the project.

Project meets all city/State codes for ADU's.

Not a rental, for owners family member.

Neighbors to the east were not informed(?) Nat and Diane, John McCraw is possibly selling.

Public Comment: Phil Mertens, representing self, Aware of State requirements for ADU, setbacks etc. But a second story built on property line is not consistent with the La Jolla Shores Community Plan. Bulk and Scale side set backs from 1st floor east and south wall. Front of project matches existing house, side not. From a site planning point, large site is it good design to push a building against property lines? Findings can not be made.

Diane Kane agreed with Phil Mertens.

Committee Comments:

Mryna Naegle asked How tall the project is? Rep, 24'6"

Janie Emerson commented, zero set backs bothers me, how can we stop them? New ADU's will fill in the neighborhood.

Angie Preisendorfer commented, Not in favor of projects pushed against property lines.

Mryna Naegle asked if address was correct as she looked at the property 8533 LJ Shores Dr and the adjacent lot on the south and thought they looked abandoned. Please consider the Community plan, and the La Jolla Shores Planned District Ordinance.

I can not approve

Matt Edwards, With zero set backs, pushed against property line, No go in our community. Existing house 3061 sq ft, plus 1200 sq ft ADU and Garage. What is the lot size? Rep 19,000 sq ft (? not sure if this is correct?) FAR 27%, (not sure if this is accurate) Large area is City owned land.

Ted Haas concerns, zero setback if both properties have stucco will there be back to back ADU's? against each other? unlimited FAR? low density

Dan Courtney comments, State ADU's requirements, CDP's intended use, affordable houses, looks like this complies. I support the project.

Janie Emerson asked home owner move off property line and set back the 2nd story? Offer DEED restriction on the neighboring property at 8551 La Jolla Shores Drive, if sold? Concerned with ADU against ADU.

Motion made by Dan Courtney, 2nd Janie Emerson, Finding can be made for Project #: 670093 LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for a new detached 1200 sf Companion Unit with a new 474 sf detached garage located at 8553 La Jolla Shores Drive. The 0.44-acre site is located in the LJSPD-SF zone and the Coastal (NON-APP) overlay zone within the La Jolla Community Plan Area and Council District 1.

VOTE: 4-3-0

Vote Roll:

Dan Courtney-Yes

Matt Edwards-No

Janie Emerson-Yes

Ted Haas-Yes

Mryna Naegle-No

Angie Preisendorfer-No

Chair vote to break tie Andy Fotsch- Yes

b. 4:45-5:15pm 7595 Hillside Drive – (Re-Review / 4th Review)

- Project #: 670093
- Type of Structure: Single-Family Residence
- Location: 8533 La Jolla Shores Drive
- Applicant's Rep: Skip Reichenberg 858-549-9000 skipr@marrokal.com
- Project Manager: Denise Vo 619-446-5212 Vod@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for a new detached 1200 sf Companion Unit with a new 474 sf detached garage located at 8553 La Jolla Shores Drive. The 0.44-acre site is located in the LJSPD-SF zone and the Coastal (Non-APP) overlay zone within the La Jolla Community Plan Area and Council District 1.
- Project #: 522708
- Type of Structure: Single-Family Residence
- Location: 7595 Hillside Drive
- Applicant's Rep: Jess Gonzales (CDGI) (619) 292-5520 jessgonzales4299@gmail.com
- Project Manager: Tim Daly (619) 446-5356 TPDaly@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at 7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

Changes made with cooperation with Phil Mertens clients and home owners., made modifications in height and larger set back from the street 3'. House sets back into canyon and mountain, wall on street side is a car barrier. Proposed split rail design 42", 3/3rd of the property line. Traffic control and staging management plan, off loading of materials process below the project on the property. Flag men to direct traffic.

Phil Mertens suggested zero construction workers parked on street , and be shuttled in and out including tools. No more than 10 vehicles per day 25 legal parking spaces on Hillside and Via Sienna, and at Mt Soledad annex parking lot.

Public Comments:

Phil Mertens commented the lowered roof line now does comply. Jesse Gonzales addressing casons, walls etc.

“All concerns are resolved with those issues”

Diane Kane commented she is fine with this project, workable complies with code and traffic issues. Thank you to Phil Mertens and Jesse Gonzales.

Angie Preisendorfer made a motion, Matt Edwards 2nd. Findings can be made for Project #: 522708 (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing dwelling and construct a 7,091 sq ft 2-story over basement dwelling located at 7595 Hillside Dr. The 0.797-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

Discussion: Ted Haas asked about Fire Department approval of traffic plan? Diane Kane commented about every project it is up the contractor to have traffic plan or not.

Dan Courtney Findings CAN NOT be made, a lot at the edge of a road a huge massive house going down the hill with modern technology, maybe it shouldn't be built? We voted against this project before.

Mryna Naegle expressed a thank you to Jesse Gonzales for making the changes to comply with the LJSPDO/

VOTE 5-1-1

Dan Courtney against, Andy Fotsch abstains

Diane Kane Do you want to be on the Consent Calendar? Jesse Gonzales said yes.

Meeting Adjourned 5:15

Adjourn to next PRC meeting Monday, March 15, 2021 @ 4:00 p.m.

FUTURE MEETING DATES:

March 15, 2021

April 19, 2021

May 17, 2021

June 21, 2021

July 19, 2021

August 16, 2021

September 20, 2021

October 18, 2021

November 15, 2021

December 20, 2021

