

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Monday, August 29th, 2022 @ 4:00 p.m.
VIA Zoom

Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com).

Committee members in Attendance: Marquane Abdaoui, Larry Davidson, Janie Emerson, Andy Fotsch, Angie Preisendorfer,

4. Non-Agenda Public Comment: NONE

5. Non-Agenda Committee Member Comments: NONE

6. Chair Comments – Andy Fotsch

7. Project Review: a. 4:15-4:45pm K-4 RESIDENCE SDP (2nd Review)

- 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 (SDP) and Coastal Development Permit (CDP) for the demolition of an existing dwelling unit and construction of a 7,091 square foot, two-story over basement dwelling unit located at 7595 Hillside Drive. The 0.797 acre site is located in the Single Family (SF) Zone of the La Jolla Shores Planned District (LJSPD) within the La Community Plan Area, Council District 1.

Applicant or Applicant's Rep not attending.

PUBLIC COMMENT:

Phil Merten regarding City Policy Code 660-24 notify applicant and public more than 72 hours, was done.

Opposes this project personally, in the past he has represented John Geist, neighbor to project.

This project does not comply, the structure is 3' over the height limit

The fact that the plans show a high retaining wall adjacent to the frontage road Hillside Dr, also on the eastern side is 17'-20'. Plans do not include plans for shoring or sloping for construction of retaining walls. the retaining wall will require public road use and private property on the east. No area to provide for the construction not done.

Applicant needs to change drawings to reflect curved retaining wall construction North side.

Right of way issues the narrow 18' width of Hillside Dr will not accommodate grading 2000 cubic yards of dirt any where from 125-250 truckloads from site. Where will the trucks park to be loaded? Delivery trucks etc.?

Devoid of area to revise traffic issue and public fire lane.

Committee Comments;

Chair Andy Fotsch stated Construction methods and means is not within the committees prevue. The existing site is on the side of the hill and difficult to build, below street level. Home owner has a right to build on property.

Larry Davidson stated he was not comfortable with project being 3' over height limit. Plan not complete building in a sensitive Biological area, zoning.

Janie Emerson Height issue is cut and dry. Possibly setting a future precedent for the LJSPRC.

It is insulting that the applicant did not appear with their project.

John Shannon, said any developments on property causes truck traffic, not within our prevue.

Maroqune Abdaoui stated the height and solid retaining wall solid barrier above the 30' limit. Footings and height limits for retaining vs the building

Phil Merten stated the first presentation project had an issue with traffic, development Dept requires a control plan.

The temporary driveway 43% grade issue was raised by the City Dept.

Chair Andy Fotsch stated beyond the expertise of the committee

Angie Preisendorfer asked about the calculation of the height as the project was below street level?

Chair stated the personal guard at street was required.

Janie Emerson stated this a weird one that could potentially set precedent.

Janie Emerson made a motion that Findings can not be made for Project #: 522708, based on height, unclear measurements on plans, Committees concern about the efficacy of the traffic control.

VOTE 5-0-1 Chair abstaining

Adjourn 4:40pm