

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**Thursday, November 17th, 2022 @ 4:10 p.m.**  
VIA ZOOM

**Welcome and Call to Order:** Andy Fotsch, Chair ([andy@willandfotsch.com](mailto:andy@willandfotsch.com)). **4:10PM**

Committee members in attendance: Matt Edwards (joined 4:30), Janie Emerson, Andy Fotsch, Ted Haas, Angie Preisendorfer, John Shannon.

Not in Attendance:mLarry Davidson, Marowan

Motion made to Adopt the Agenda Janie Emerson, 2nd Angie Preisendorfer

**VOTE 5-0-0**

Motion made to adopt August Special Meeting Minutes Janie Emerson, 2nd Ted Haas

**VOTE 5-0-0**

**Non-Agenda Public Comment:** NONE

**Non-Agenda Committee Member Comments:** NONE

**Chair Comments** – Andy Fotsch Welcome to the first 3rd Thursday meeting of the LJSRPC. Also looks like the K-4 Hillside project will be coming back to this committee, no timeline yet.

**Project Review: a. GIBBY RESIDENCE**

- Project #: PRJ-1053312
- Location: 8311 El Paseo Grande, La Jolla, CA 92037
- Applicant's Rep: Tim Golba [tgolba@golba.com](mailto:tgolba@golba.com) 619-231-9905
- **Project Description:** New Coastal Development Permit and La Jolla Shores SDP for a First Floor and Basement remodel and a Second Story addition to an existing s.f.r. Prior Single Discipline Preliminary Review for Historical Cleared (PTD # 684701)

Applicant's Rep Tim Golba presented, Gibby residence, existing 2569 sq ft house on a 5247 sq ft lot. Existing house has had 2 past major remodels additions. The lot has a 7' slope to the rear. From the street it looks like a 2 story residence but it has a garage basement with 1st story entrance. Existing back of the house is one story. the house has several level changes up to 6 (?)

Front set back no change 20'

Side setbacks no change at 4' North, 4' South

Rear setback remains at 37'

New addition removes window well on the North side, new sq footage is within the footprint, using existing crawl space and storage room in basement, streamlining multi levels, adding elevator to new 2nd story Main bedroom, bathroom, closet and office.

Adding a total of 1848sq ft.

Solar panels added, No roof deck.

Height is 25'4"

Front setback to first floor is 20' Setback from the 2nd floor 44' from the street

37' rear setback stays the same

Landscaping is above the 30% requirement and will not change.

House has cleared historic (?)

Project has been approved by Shores Advisory 11/16/22 VOTE 4-1-1

Public Comment:

Joe Walkush neighbor had a question about the Basement? Is it really a Basement at street level? What is the height from the street not the slope measurement? Rep said 28'7" estimated. Reads as a 3 story, Is against the project based on Bulk and Scale.

Peter Gangzel neighbor this is a modest 2 story neighborhood. technically a basement? Pointed out the discrepancy of a 2 or 3 story residence.

Richard Mertz neighbor this is really a 1100 sq ft addition of a 3rd story. Feels like it's a misrepresentation of the project.

Karen Flynn, neighbor stated that the Rep is being deceptive wording in describing this project. Why pretending this 1st floor with garage and bedroom as a basement, deceptive photos. This is a 2 story house with a proposed 3rd story addition.

Committee Comments:

Janie Emerson concerns are the North side articulation, by taking away the window well on the 1st floor means it is a straight solid wall on the North side.

What is the driveway setback? Rep said 21'-22'

What are the side setbacks? Rep said existing 4' North and 4' South

Worried about the neighbors concerns regarding 2/3 story house.

Ted Haas: Like the design, like the existing area that is staying open. Can't criticize.

John Shannon had a question regarding definition of a basement/ subterranean ground floor for Chair Andy Fotsch

Andy Fotsch less than 5' in ground considered a basement/ partial basement (?)

Nothing in our PDO says anything about basements or 3 story's. (Not sure if you said this?)

Tim Golba also stated 1/3rd of the project is subterranean and the 1st floor is 5' above grade.

Janie Emerson said Applicants Rep never answered the question about the north side articulation.

Neighbor Joe Walkush asked if this was going set a precedence for future projects?

Applicants Rep stated this project is way under 30' height limit almost 5'

Ted Haas made a motion Findings could be made for this project, 2nd by John Shannon

**VOTE 2-3-1**

Does not pass. Based on precedence foot print, height. Neighbors unaware of project earlier.

Janie Emerson made a motion that findings can not be made, 2nd Matt Edwards. Lack of articulation on the north walls, bulk and scale.(?)

**Vote 3-2-1**

**Adjourn Next meeting 3rd Thursday December 15, 2022**

