

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
MINUTES**

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Thursday, May 18th, 2022 @ 4:00 p.m.

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

Call to Order: 4:02 p.m. Andy Fotsch, Chair

Committee members in Attendance: Marquanne Abadaoui, Larry Davidson, Matt Edwards, Janie Emerson, Andy Fotsch, Ted Haas, Angie Preisendorfer, John Shannon

Motion made to Adopt the Agenda with some clarification from the Chair. Regarding Item one on the agenda sq footage updated 3731 sq ft. Item 2 on the agenda correction of project number and project manager Mark Lopez; **Andy Fotsch, 2nd Ted Haas**

VOTE 6-0-0

**Motion made to adopt April Meeting Minutes; Angie Preisendorfer
2nd Andy Fotsch**

VOTE 4-0-2 Larry Davidson and Janie Emerson abstained

Non-Agenda Public Comment: NONE

Non-Agenda Committee Member Comments:

Janie Emerson commented on State Bill SB411 sponsored by State Rep Portorfino regarding virtual meetings for committees and the Brown Act. Chair Andy Fotsch will draft a letter

Janie Emerson stated that this will be her last in person meeting until virtual meetings resume.

Larry Davidson would like to applicate to provide hard copies or at least one set of elevations. Chair Andy Fotsch said he was writing a form letter regarding what is required of the applicant. Standardizing requests, timeline, etc. Burden should be on the applicant. Also formalizing standard Agenda and Minutes.

Chair Comments – Andy Fotsch Stated clarification of bylaws, that were updated before covid.

Regarding recusal for conflict of interest on a project. 600-24 removed the requirement to the the room before discussion or vote. Changed to leave the area of the board after presentation. Recessing member does not count for a quorum.

Project Review:

CALLE DEL CIELO RESIDENCE

- Project #: PTS-682249
- Location: 8305 Calle Del Cielo, La Jolla, CA 92037
- Applicant's Rep: Andy Fotsch 858-224-2486
andy@willandfotsch.com
- City Project Mngr: Hector Rois HRois@SanDiego.gov
619-533-6733
- Project Description: LA JOLLA (Process 3) Site Development and Coastal Development Permit to demolish an existing 4,545 square foot single family residence and attached garage and construct a new 11,754 square foot single family residence, garages

2nd Review, Objections from March meeting: Met with neighbors have 5 approval letters from neighbors. Met with neighbor to the north, Mr. Odmark and his Attorney. Made the following changes, moved

orientation of sports court, added a 6' free standing solid stucco wall will block/absorb 15 decibels. Added a hedge along the north property line, removed upstairs balcony off primary bedroom north side, reduced window size on Northside, added 18" and 3' of articulation to the second story.

La Jolla Shores Advisory meeting (?)

Regarding the GEO tech report (?)

Setbacks

76'4" West street side

5'-12' North side

12'1" South side

15'1" East side

FAR .34

23% lot coverage

Sheet flow BIO retention inground

PUBLIC COMMENT:

Hilary Lo representing neighbor Dave Odmark, even with changes made he is not in support of the project. He felt pressure from the LJS Advisory committee. Feels that the project has been in process for 2 years with out contact. Overall Bulk and Scale is more important than FAR, and being so close to a much smaller house on the north. FAR .28 is unexceptional.

COMMITTEE COMMENTS:

Matt Edwards stated that the project preserves view and air

Marquanne Abadaoui stated the 300' comparison was enough

Janie Emerson said it was consistent the the neighborhood.

John Shannon stated it pushes the limits but is still within code

Larry Davidson said the project Rep went thru the changes made with a good faith effort.

Janie Emerson made a motion, Marquanne Abadaoui 2nd, Findings can be made for Project #: PTS-682249 Location: 8305 Calle Del Cielo, La Jolla, CA 92037 Project Description: LA JOLLA (Process 3) Site Development and Coastal Development Permit to demolish an existing 4,545 square foot single family residence and attached garage and construct a new 11,754 square foot single family residence, garages

VOTE 7-0-0

Capri Residence – Substantial Conformance Review

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- Project #: 647594
 - 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
 - **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**

Applicant Rep stated the history of the project, existing coastal permit on an existing house and plans for remodel. Existing house was removed without historic review with out a permit. New owner of the property bought the vacant lot with out knowledge of the removal.

The project is basically the same as the approved permit with some changes.

Additional easement for BIO retention

FAR .46

The original house was not historic, denied at the state level.

Legacy problem. Exhibit A

Change existing garage and curb cut from Via Capri to Via Capri Ct. existing curb cut removed.

Pool wall on north is 8' high 14' wide

PUBLIC COMMENT: NONE

COMMITTEE COMMENTS:

Matt Edwards asked about the north aspect of the pool wall plans for greenery? Landscape plan?

Marquanne Abadaoui has no issue with the pool wall per former minutes not historic

Ted Haas confused about the pool wall

John Shannon Bulk and Scale works from where it is positioned

Angie Preisendorfer made a motion Marquanne abadaoui 2nd, Findings ca be made for Project #: 647594 Type of Structure: Single Family Residence 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

VOTE 6-1-1

Janie Emerson against, Chair Abstains

ESPINOSA CDP/SDP

- Project #: 688307
- Type of Structure: Single Family Residence
- Location: 8025 Calle Del Cielo, La Jolla, CA 92037
- Applicant's Rep: Scott Huntsman
shuntsman@hayerarchitecture.com 858-792-2800
- Project Manager: Karen Bucey 619-446-5049
Kbucey@sandiego.gov

LA JOLLA- (Process 3) Site Development Permit and Coastal Development

Permit for the construction of a 2-story, single family residence with subterranean parking garage and accessory dwelling unit for a total of 17,744-sf.at 8025 Calle Del Cielo. The project also includes a carport, pool and spa. The 0.65-acre site is in the LJSPD-SF and Coastal Overlay (Non-Appealable) Zone of the La Jolla Community Plan area. Council District 1. Note: All previous CDP/SDP permits have expired.

Applicant Rep described 17,744 sq ft home with ADU 13,000 sq living space

68' West, front setback to house, 20' to pool

11'1" south setback

24'8" North setback

28'10" East setback

FAR .4619

Existing vacant lot. Under ground parking. Front yard with view and pool. North side driveway to back yard carport.

15' terrace screen to the pool front yard with 3'-4' retaining wall

Landscape plan 42%

ADU access thru the house, ADU egress 10' x 50' window well

PUBLIC COMMENT : NONE

COMMITTEE COMMENTS:

John Shannon asked about earth moving, disruptive.

Ted Haas asked about street frontage. Rep stated 90' street frontage.

Angie Preisendorfer asked about access to ADU, Code requires separate entrance to be considered ADU

Regarding grading how much to be removed? Rep stated grading and dirt removal 8,000 cubic yards.

Asked how many bedrooms and bathrooms? Rep stated 6 bedrooms, 9 bathrooms

Asked about retaining wall on Northside along driveway Rep stated 10' - 26'

Larry Davidson asked about project height. Rep stated 30' also asked about ADU independent access.

Marquanne Abadaoui stated building and planning will access access to the ADU requirement. Handsome design.

Marquanne Abadaoui made a motion, John Shannon 2nd. Findings can be made for Project #: 688307 (Process 3) Site Development Permit and Coastal Development Permit for the construction of a 2-story, single family residence with subterranean parking garage and accessory dwelling unit for a total of 17,744-sf.at 8025 Calle Del Cielo. The project also includes a carport, pool and spa. The 0.65-acre site is in the LJSPD-SF and Coastal Overlay (Non-Appealable) Zone of the La Jolla Community Plan area. Council District 1. Note: All previous CDP/SDP permits have expired.

VOTE 5-0-2

Ted Haas, Chair Andy Fotsch abstain

Adjourn 5:15pm