

LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Thursday, June 15th, 2022 @ 4:00 p.m.

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

Note: All times on this agenda are estimates and may change due to circumstances. Order of projects presented may change. If attending to see a particular project, it is recommended that one show up at the start of the meeting. The meeting will start at 4:00pm.

1. **4:00pm Welcome and Call to Order:** Andy Fotsch, Chair (andy@willandfotsch.com).
 - a. Introduction of committee members
 - b. Committee and public sign in
 - c. 4:00pm, Andy, Matt, Larry, Marouane, John
2. **Adopt the Agenda**
 - a. Remove item a
 - b. FOTSCH – MAROUNE – 5-0-0
3. **Approve May Meeting Minutes**
 - a. MAROUNE – EDWARDS – 5-0-0
4. **Non-Agenda Public Comment:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
 - a. None
5. **Non-Agenda Committee Member Comments:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
 - a. SHANNON – future meeting locations. One location.
 - b. MAROUNE – Habit of getting the presentations ahead of time
 - c. DAVIDSON – Elect officers at next meeting
6. **Chair Comments – Andy Fotsch**
 - a. DPR/PRC Applicant Standard Intro Letter
 - Applicant material due 72 hrs before meeting
 - b. Standard minutes form for CPA
7. **Project Review:**
 - a. **4:10-4:40pm Preliminary Review: Sierra Mar Residence**
 - Project #: N/A
 - Location: 7717 Sierra Mar Drive, La Jolla, CA 92037
 - Applicant's Rep: Derek Berg derek@madesigning.com 760-390-0007
 - City Proj Mngr: N/A
 - **Project Description:** LA JOLLA Preliminary review for a proposed project on a single family residence.
 - b. **4:40-5:10pm Extension of Time Review:**
 - Project #: PRJ-1086526, CDP/SDP #: 1838738 (previously issued under PTS-521162)
 - Type of Structure: Single Family Residence
 - Location: 2326 Calle Chiquita, La Jolla CA 92037
 - Applicant's Rep: Lindsay King 858-255-1561 lindsay@HLLKarchitects.com
 - Project Manager: Daniel Neri, DNeri@sandiego.gov, 619.687.5967

- **Project Description:** LA JOLLA Process 2 Extension of Time (EOT) for 72 months for utilization of Coastal Development Permit (CDP) 1838738 and Site Development Permit (SDP) 1838739 previously issued under project number PTS-521126. Project in the LJSPD-SF Zone within the Coastal Overlay Zone (Non-Appealable); Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal) Council District 1.

- Lindsay king: HLLK – asking for an EOT on project
- New approx. 13,000sf home that demolish’s existing home.
- 2019 CDP/SDP approved, has a 36-month utilization period. Project put on hold during COVID. City issued 1 year extension through executive order. That extended that through April 2023. Applied for EOT so project is still valid
- Had demo permit ready to issue – in order to do that they have to shut off utilities, and that would mean the family can no longer live there
- SHANNON: Asked about the utilization of a permit.
 - Explanation given by KING as to vesting of a CDP and why they needed to come back to the committee. They have 4 permits in for review, but need it as none of them have been issued at this time
- MAROUANE: What are the changes to the project? Height? Footprint?

Setbacks

- KING ANSWER:
 - Height: same
 - Footprint: Minor changes have been made?
 - Setbacks: no changes
 - have been a planning review – no substantial conformance review required by the city for this project.
- DAVIDSON/HASS: No comments
- EDWARDS: What is FAR? Answer – 0.26
- COURTNEY: How large is the basement.
 - ANSWER: 5,000 sf, and that is not included in the FAR. 13,105sf with the basement.
 - What is the grade differential? ANSWER: 39’
 - I want to avoid what you see on the sloping lots where someone takes out a large amount of the hillside and makes a mc-mansion where it was basically an unbuildable lot
 - FAR is misleading on sloping lots as the slope is not viable usable flat land
 - I think the city should be counting the basements in the FAR
- FOTSCH: this is a procedural process when there are not substantial changes to a project

- **HAAS, EDWARDS – PASS 6-0-1**

c. **5:10-5:40pm PRESTWICK DRIVE RESIDENCE**

- Project #: PRJ-1074569
- Type of Structure: Single Family Residence
- Location: 8283 Prestwick Drive, La Jolla, CA 92037

- Applicant's Rep: Yunuen Halva-Martinez yunuen@benton-benton.com 858-459-0805
- Project Manager: Martin R. Mendez 619-446-5309
RMezo@sandiego.gov
- **Project Description:** LA JOLLA- (Process 3) Coastal Development Permit and Site Development Permit to demolish existing two story house and construct a new two-story house of the property located at 8283 Prestwick drive within the La Jolla Community Plan. The 0.58-acre site is located in the LJSPD-SF with with overlay zones including Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (MCAS Miramar Review Area 2), Coastal Height Limit Overlay Zone, and Coastal Overlay Zone (Non-Appealable Area 2).
 - Applicant presentation (Paul Benton, Yunuen & Abby)
 - Existing is a 2 story SFR, and they are building 2 story SFR
 - On the east side of Prestwick
 - Neighborhood character and context: 300' radius; modern architecture and appeal in the area. This project wants to follow that same aesthetic and style.
 - Owner wants planter surfaces with horizontal roofs going out as well as a lot of glass
 - Smallest side setbacks in neighborhood, 4' and 7': this project proposes 5'-5" and 18'-9"
 - Plumb line measurement: 29'-11"
 - FAR = .32
 - Coastal Act is about height and bulk and scale. It is about the house above the topography.
 - PUBLIC COMMENT: (Holly Given) In the neighborhood aesthetics, you mentioned the neighbor right next door, what are the heights of the other neighbors? Surprised that you did not include the height in your survey. Just want to learn about the process, I have not objection to the project.
 - ANSWER: we do not have the heights of the other neighbor, but we believe are similar.
 - (Holly Given) Asked that the blue existing footprint is close to the new footprint. What are the numbers and the differences?
 - ANSWER: we do not have the numbers
 - COMMITTEE MEMBER COMMENTS
 - SHANNON: Footprint is close to the existing footprint. There was concern that they are different. They are not. Thank you for all of the visuals. This is the direction this neighborhood has to go to move forward. This is what people want now at this time.
 - COURTNEY: Slope goes down in the back and having dirt brought into the site? Are you doing retaining walls in the back? ANSWER: yes, we are, and that is next to the pool. It is 12' tall.
 - COURTNEY: What is the setbacks on the first floor to second floor? ANSWER: they are proposing vertical 2-story sides, so they do not need to do a setback. I do not have any issue with that as they are far from the PL.

- MAROUNE: I thought it is a thoughtful, handsome design. Matches the neighboring project
- DAVIDSON: Concerned that neighbors have not had input; have you talked to the neighbors. ANSWER: we have not. DAVIDSON: that is concerning.
- HAAS: I like the house and I think it conforms. I think this is what we are going to see in the future – this is norm we want to head for
- EDWARDS: As far as conforming the neighborhood, Golba did one down the street, that is similar. And you have the residence next-door.
- MOTION: HAAS-COURTNEY – PASS 6-0-1

Adjourn 5:05pm

MEETING PROTOCOLS FOR PROJECT REVIEW:

- The Project Review part of the meeting will proceed in three parts:
 1. Presentation by the Applicant: The applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 2. Public Comment: Members of the public may address the Committee about the proposed project. Limited to 3 minutes per member of the public.
 3. Deliberation by the Committee: The members of the Committee discuss the proposal. Note that the members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.

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