

LA JOLLA SHORES PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

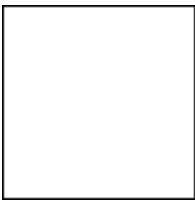
MINUTES

Thursday, December 21st, 2023 @ 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. 4:15pm. Attending: Fotsch, Pierce, Edwards, Davidson, Courtney, Shannon
2. **Adopt the Agenda**
 - a. Edwards/Davidson: 5-0-0
3. **Approve *October Meeting Minutes***
 - a. Courtney/Davidson: 4-0-1, Pierce Abstain
4. **Non-Agenda Public Comment:** 3 minutes each for items not on the agenda – please limit topics relevant to the LJS Permit Review Committee
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. **Courtney:** MHC is renting a home near his home and he is going to check into it.
6. **Chair Comments – Andy Fotsch**
 - a. **DPR/PRC Applicant Standard Intro Letter**
 - b. **Standard minutes form for CPA**
 - c. **Local Coastal Plan Approval. FAR in Shores.**
7. **Project Review:**
 - a. **4:10-4:30pm HERMANNY HOUSE PROJECT**
 - Project #: PRJ-1099348
 - Type of Structure: Single Family Residence
 - Location: 2538 Ruelle Nicole, La Jolla, CA 92037
 - Applicant's Rep: Claudia Ubiarco 617-710-9373
clau@sebastianmariscal.com
 - Project Manager: Andrew Murillo
 - **Project Description:** CONSTRUCTION OF A NEW 7,509 SQ FT SINGLE-FAMILY RESIDENCE OF 2 STORIES AND A 3,034 FT BASEMENT WITH A GARAGE, 2,634 SF GREEN ROOFS, 5,663 SF AT GRADE LANDSCAPING, AND A POOL AND REFLECTING POOL ON A 17,545 SQ FT LOT
 - o lot size: 17,545 Sq. Ft.
 - o existing structure square footage and FAR (if applicable): N/A
 - o proposed square footage and FAR: 7,509 SQ FT – 0.43 FAR
 - o existing and proposed setbacks on all sides: **FRONT PROPOSED 4'-2" NORTH SIDE PROPOSED 10' (BRUSH MANAGEMENT) REAR PROPOSED 12'-0"; (EXIST. DRAINAGE EASEMENT)**



height if greater than 1-story (above ground): **TWO STORIES – BUILDING HEIGHT:**
PROPOSED 29'- 11 1/4"

Rich Gerace; representing Sebastian Mariscal Studios.

Review Notes:

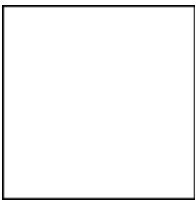
- HOA and LJSBA has approved the project
- Shannon: What is visible from the neighbors?
 - How much soil will be removed?
 - Staging material on site
- Courtney: Questions about the height
- Davidson: height across the entire lot.
- Edwards: wonderful design
- John: No comments

Motion that findings can be made: Edwards/Courtney – 5-0-1

b. 4:30-4:50pm COPPEL RESIDENCE – REMODEL & ADDITION + ADU

- **Project #:** PRJ-705977
- **Type of Structure:** Single Family Residence + Junior ADU
- **Location:** 7856 La Jolla Vista Drive, La Jolla, CA 92037
- **Applicant’s Rep:** Michael R. Morton AIA, Michael@m2a.io, 619-857-8144
- **City Proj Mngr:** Jose Vergara
- **Project Description:** Renovation of existing single-story single-family residence of 3,659 Square Feet (Main House) Addition and remodel to existing single-story single-family residence with 1,765 square feet to be demolished with and addition of 2,439 square feet. New detached ADU of 514 square feet. With a total addition and remodel area of 1,118 square feet. The proposed remodeled home to total 4,874 square feet. The existing lot is 65,034 Square Feet or 1.49 Acres
 - Recommendation of approval a – Building Permit, and possibly a Site Development Permit (SDP)
 - Lot Size: 65,034 Square Feet or 1.49 Acres
 - Existing structure square footage and FAR (if applicable): 3,659 SF
 - Proposed square footage and FAR: 4,847 SF – 674 SF addition = 514 SF ADU – Total (.166 FAR)
 - Existing and proposed setbacks on all sides:
 - Front Yard @Rivell Drive – 191-3.5” FYSB
 - North Side Yard: 49’-8”
 - South Side Yard: 13’-8”
 - Rear Yard @La Jolla Vista Drive: 43’-0”
 - ADU Setback: 11’-3.5”
 - Height if greater than 1-story (above ground): 14’-5.5” Feet above adjacent grade

Michael Morton present: representing LA architect (Woods + Danganan).



- Design will fit with what is in the area
- Drought tolerant planting
- Pierce: It looks great.
- Edwards: It is so conservative and I can't believe you are bringing this here!
- Davidson: Asking about the stairs going down. They are going to the driveway.
- Courtney: What are the easements? Long driveway is a public road and utility easement.
- Shannon: What is the role of the other architect? They are doing all of the design work.

MOTION: Findings can be made – PIERCE/SHANNON: 5-0-1.

Adjourn



PROTOCOLS FOR PROJECT REVIEW:

Project Review part of the meeting will proceed in three parts:

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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