

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE  
MINUTES**

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**Thursday, April 18<sup>th</sup>, 2024 @ 4:00 p.m.**

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

**1. Call to Order: Andy Fotsch, Chair ([andy@willandfotsch.com](mailto:andy@willandfotsch.com)).**

- **Committee members in Attendance, Larry Davidson, Matt Edwards, Andy Fotsch, John Pierce, Angie Preisendorfer, John Shannon, Dan Courtney arrived late.**
- **Absent: Ted Haas**

**2. Motion made to Adopt the Agenda by John Shannon, 2nd Angie Preisendorfer.**

**VOTE 6-0-0**

**3. *Motion made to Approve January Meeting Minutes* by Larry Davidson, John Pierce**

**VOTE 6-0-0**

**4. Non-Agenda Public Comment: NONE**

## **5. Non-Agenda Committee Member Comments: NONE**

## **6. Chair Comments – Andy Fotsch**

- **DPR/PRC Applicant Standard Intro Letter**  
Not discussed
- **Standard minutes form for CPA**  
Not discussed
- **Local Coastal Plan Approval. FAR in Shores has been approved today if not next week. Applies to future projects deemed approved as of date.**

### **a. HAINE ADDITION**

- Project #: PRJ-1109100
- Type of Structure: Single Family Residence
- Location: 3001 Cranbrook Ct. La Jolla CA 92037
- Applicant's Rep: Matt Haine
- Project Manager: Anne Parizeau
- **Project Description:** 1945-square foot addition and 264 square foot remodel to an existing 2090 square foot one-story single dwelling unit including a 362 square foot first floor addition, a 1200square foot second floor addition and a 362 square foot addition to existing garage.

- Recommendation: Request of approval of a Site Development Permit (SDP)

- o lot size: 13939 sqft

- o existing structure square footage and FAR (if applicable): 2567 (0.18FAR)

- o proposed square footage and FAR: 4512 (.32FAR)

- o existing and proposed setbacks on all sides: Refer to Site Plan for variable established and existing setbacks.

- height if greater than 1-story (above ground): 26 Feet

Rep stated addition to the existing house, 362 sq ft, with a second story, 1200 sq ft

FAR .32

Height 26'

House elevated 12' from the street, rear grade 20'-22' from the project pad.

Public Comments: NONE

Committee Comments:

John Shannon asked about permit classifications Site Development Permits and ADU info not necessarily this project.

Larry Davidson asked about roof decks? NONE

Street View? Existing trees block views from the street.

Style be incorporated ? Yes all new windows and new double front door

Neighbors contacted? Yes

John Pierce asked about exterior? Stucco

Matt Edwards made a motion, 2nd Larry Davidson, Finding could be made for Project #: PRJ-1109100 of a Site Development Permit (SDP)

## **VOTE 5-0-1**

### **AVENIDA DE LAS ONDAS RESIDENCE**

- Project #: PRJ-1111376
- Type of Structure: Single Family Residence
- Location: 8425 Avenida de las Ondas
- Applicant's Rep: Patrick Verso 858-459-9291  
pvercio@islandarch.com
- Project Manager: Veronica Davison
- **Project Description:** Demolition of existing 3,300 sf single family residence & garage, and construction of a new 6,700(GFA), two-story single family residence with garage, pool, and related site improvements
- Recommendation of approval of a Coastal Development Permit (CDP) and Site Development Permit (SDP)
  - o lot size: 24,764 Sq. Ft.
  - o existing structure square footage and FAR (if applicable): 3,300 Sq. Ft.
  - o proposed square footage and FAR: 6,700 Sq. Ft. (GFA) and .27 FAR
  - o existing and proposed setbacks on all sides:  
Existing Setbacks (measured to House) Street Yard: 28'-7", Proposed Interior Yard(s): 15'-9", 13'-0"; Proposed Rear Yard: 56'-10".  
Proposed Setbacks (measured to House) Street Yard: 44'-3", Proposed Interior Yard(s): 20'-9", 7'-0"; Proposed Rear Yard: 45'-0".

- height if greater than 1-story (above ground): 30'-0" Proposed Plumb Line Height at Chimney
- Maintaining two old growth Lepo Pine Trees, incorporating into the design.
- First floor is pushed back from the existing house, new pool will be in front ,West street side.
- Second story pulled back from the first floor, adding articulation
- Street level portico is being redesign per cycle comments
- Project is elevated from the street 20'
- Planting 3 new street level trees 52% landscaping Keeping existing native trees at the east, rear of the property
- Stucco with wood beams, and shutters on windows
- FAR .27

#### Committee Comments:

Matt Edwards ask about the street level building,; portico being redesigned

Fill dirt? ; Net export

John Pierce asked about cycle issues?; Just the redesign of the street level portico

Dan Courtney asked about the separate garage and playroom,ADU?; NO ADU or kitchen, access though the covered front entry

Larry Davidson asked about the height of chimney's (2) ?; Rep stated 30'

Roof ridge height? 27'8-1/2"

Drainage ? Rep stated existing swale up the hill at east end will be maintained and 2 types of drainage one a “Filterra” concrete box with rocks and an immersive collection basin gravity fed.

John Shannon made a motion, 2nd Matt Edwards Findings can be made for Project #: PRJ-1111376 approval of a Coastal Development Permit (CDP) and Site Development Permit (SDP)

## **VOTE 6-0-1**

### **c. PRESTWICK DRIVE RESIDENCE First review**

- Project #: PRJ-1109965
- Type of Structure: Single Family Residence
- Location: 8303 Prestwick DR La Jolla 92037
- Applicant’s Rep: Larry Pappas 619-894-1562  
lpappasarch@gmail.com
- Project Manager: Will Rogers
- **Project Description:** 3,644 addition to an existing 2,503 sf one story residence and garage.
- The addition will be comprised of a new second floor and partial third floor
- And roof deck.
  - Recommendation of approval of a Site Development Permit (SDP)
  - lot size: 23,958 Sq. Ft.
  - existing structure square footage and FAR (if applicable): 2,503 Sq. Ft. · proposed square footage and FAR: 6,017 Sq. Ft. Total (.25 FAR)

- Existing and proposed setbacks on all sides: 15' front, 8' sides, 24' rear · height if greater than 1-story (above ground): 30 Feet
- 65% of the lot is sloped to Torrey Pines Rd below
- Grading the garage to street level, using existing foundation for the first level
- Removing pool
- FAR .28
- Height 30' no chimney
- Public Comment: None
  
- Committee comments: Need more information
- Cycle comments
- Neighborhood survey 300'
- Side articulation
- Neighbor comments
- Materials
- Respond ESC(?)
- Angled setbacks
- Street view of houses north and south

**Adjourn 5:34**

**Next meeting May 23**

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## **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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