

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
MINUTES LA JOLLA COMMUNITY PLANNING
ASSOCIATION**

Thursday, October 17th, 2024

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

1. 4:01 CALL TO ORDER Janie Emerson filling in for Chair Andy Fotsch
Committee Members in Attendance; Dan Courtney, Larry Davidson, Matt
Edwards, Janie Emerson, Angie Preisendorfer, John Pierce, John Shannon,
2. Motion made to Adopt the Agenda; John Pierce, 2nd Matt Edwards VOTE
5-0-1
3. Approve *September Special Meeting Minutes* Janie Emerson has not finished
the special meeting minutes
4. Non-Agenda Public Comment: Noah Lyons from the La Jolla Light
introduced as the new representative of the Light.
5. Non-Agenda Committee Member Comments: Matt asked if anyone from the
committee goes downtown to represent the LJSPCR? Janie said yes and all
are invited to go.
6. Chair Comments – Acting Chair Janie Emerson announced November 7,
6:00pm @ Bishop’s School a meeting of the CPA regarding virtual/hybrid
meetings. Time may change.
7. **Project Review**
 - a. Project Name: 8460 El Paseo Grande

b. Project Number: PRJ-1113364

Type of Structure: Single Family Home Address: 8460 El Paseo Grande Applicants Rep: Vincent Kattoula

Project Description: a Coastal Development Permit and Site Development Permit for the demolition of a two-story single dwelling unit and detached garage, to construct a new two-story, 5,784-square-foot single dwelling unit over the basement with detached garage, and associated site work, located at 8460 El Paseo Grande. The 0.26-acre site is in the La Jolla Shores Planned District-SF Base Zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. This development is within the Coastal Overlay Zone (Appealable), and the application was filed on June 10, 2024.

2nd review

Representatives brought renderings of the neighboring homes, View corridor , discussed window alignments, gable descriptions, and new lighter finishes.

Public Comments:

Sally Miller asked about sidewalk and property lines. Rep stated no sidewalk on this side of the street and the driveway is 20'

Shandra Slavston asked about setbacks and geo tech reports, tsunami analyst. Rep stated the property was 20' above the beach and city codes about geo tech.

Committee Comments:

Dan Courtney asked about the height of the basement, eave intrusion into the view corridors. Rep stated the eave intrusion is allowed on the second story, view corridor is from the street is at pedestrian height from the street.

Matt Edwards asked about articulation on the second story and public views

John Shannon asked about trash bin areas, street numbers and outdoor lighting.

Janie Emerson stated the finishes were still too dark in comparison to other houses in the area.

Motion made by John Pierce, 2nd John Shannon, Finding can be made for Project Number: PRJ-1113364 Project Description: a Coastal Development Permit and Site Development Permit for the demolition of a two-story single dwelling unit and detached garage, to construct a new two-story, 5,784-square-foot single dwelling unit over the basement with detached garage, and associated site work, located at 8460 El Paseo Grande. The 0.26-acre site is in the La Jolla Shores Planned District-SF Base Zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area. This development is within the Coastal Overlay Zone (Appealable), and the application was filed on June 10, 2024.

VOTE 5-1-1

b. Project Name: Capri and Senn Way Roundabout

Type of Structure: Roundabout Applicants Rep: Abhay Schweitzer

Discussion item: Request to improve or remove traffic circle due to its poor condition and unsafe driving conditions that exist since its installment. Review of proposed new design.

No Representative was present.

c. Project Name: 8311 Cliffridge Ave

Project Number: PRJ-1086264

Address: 8311 Cliffridge Ave, La Jolla, CA 92037 Applicant's Rep:
DISH Wireless

Project Description: Conditional Use Permit (CUP) for the replacement of an existing Wireless Communication Facility (WCF). The project is to replace two existing poles, 30-feet in height, with 3 panel antennas inside radomes on the poles. Equipment to be enclosed in a new CMU enclosure with a roof overhang feature to match existing architectural aesthetic of the park. The site is located at 8311 Cliffridge Ave, in the OP-1-1 Zone of La Jolla Shores Community.

Maverick Becker representative for Dish wireless

Public comment:

Sally Miller concern about notification of neighbors, YMCA, Torrey Pines Elementary. No one notified by the city.

Committee Comments :

Angie Preisendorfer concerned none of the users of the park, La Jolla youth baseball, Soccer, or the YMCA were present

John Shannon was concern about radio transmission/ antennas with users of the park. Too much research is available.

John Pierce stated kids are more at risk

Matt Edwards stated he was never ok with this type of project

Dan Courtney recommended that the project return with more input from the users of the park and nieghbors,

Janie Emerson stated that there is a history of these projects not approved.

Committee requested a more robust notation should be done. Contacting Neighbors, School, YMCA, Church, Youth sports organizations.

d. Project Name: 8081 Calle del Cielo

Project Number: PRJ- 1104216

Type of Structure: Single Family Residence Address: 8081 Calle del Cielo, La Jolla, CA 92037 Applicant's Rep: Claude Anthony Marengo

Project Description: LA JOLLA (Process 3) Coastal Development Permit & Site Development Permit to demolish an existing one-story 2,217 square foot single family-residence and build a two-story single family-residence over basement for a total of 12,929 square foot with 6 parking spaces at 8081 Calle Del Cielo. The 0.46 acre site is in the LJSPD-SF base zone, Coastal (Non-appealable) overlay zone (COZ) (N-APP-2), (Coastal Height Limit Overlay Zone (CHLOZ) Parking Impact Overlay Zone (PIOZ-Coastal Impact) Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, Paleontological Sensitive Area, Very High Fire Hazard Severity Zone (VHFSZ) within the La Jolla Community Plan area. Council District (1). This development is within Coastal Overlay zone Non-Appealable and the application was filed on October 5, 2023.

Representative CA Marengo stated this project was submitted before the current FAR requirements were enacted.

Front set back 35' to pool, an additional 26' to the house Rear Setback 49'9". Project is pushed into the hill with an 18' retaining wall at the rear. North Setback 5' at first level 10' at 2nd level, South setback 5' first level 13' at 2nd level. 43% Landscaping including brush management.

Public Comments :

Sally Miller asked about Non glare type glass and solar panels. Rep stated large over hangs covering windows to the west.

Nieghbor to the south Clint Cook asked about the 18' retaining wall safety, extraordinary design out of character of the neighborhood, large footprint on the lot, geo tech work regarding north and south neighbors. Rep agreed to meet at the project site to talk about his concerns.

Committee Comments:

Larry Davidson asked about storm run off. Rep stated the requirements from the city to capture storm water ie retainment basins roughing etc.

Dan Courtney asked about height how measured. Rep showed the different types 30' and D (?) graph measurements.

JohnShannon asked about the south neighbor privacy. Rep stated that the project site sits below the south neighbor

Angie Preisendorfer stated it looked to white, Arctic.

Janie Emerson stated the large very white edge should be softened, and that it was a glare hot point.

Dan Courtney , Matt Edwards 2nd made a Motion that Findings can be found for Project Number: PRJ- 1104216 LA JOLLA (Process 3) Coastal Development Permit & Site Development Permit to demolish an existing one-story 2,217 square foot single family-residence and build a two-story single family-residence over basement for a total of 12,929 square foot with 6 parking spaces at 8081 Calle Del Cielo. The 0.46 acre site is in the LJSPD-SF base zone, Coastal (Non-appealable) overlay zone (COZ) (N-APP-2), (Coastal Height Limit Overlay Zone (CHLOZ) Parking Impact Overlay Zone (PIOZ-Coastal Impact) Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand, Paleontological Sensitive Area, Very High Fire Hazard Severity Zone (VHFSZ) within the La Jolla Community Plan area. Council District (1). This development is within Coastal

Overlay zone Non-Appealable and the application was filed on October 5, 2023.

VOTE 6-0-1

e. Project Name: 8101 Prestwick Dr

Project Number: PRJ-1090277

Type of Structure: Single Family Residence Address: 8101 Prestwick Dr
La Jolla, CA 92037 Applicant's Rep: Claude Anthony Marengo

Project Description: Demolition of existing 3,119 sq ft house and construction of a 5,888 sq ft 2 story over basement of 6,551 sq ft not counted in F.A.R per 113.0234(a)(2)(B) single family dwelling unit within la Jolla shores plan district. Requesting a site development permit and a coastal development permit

Representative CA Marengo showed the project on a 33,611 sq foot lot, 6,906 sq foot 2 story over 5,754 sq ft basement. Difficult driveway 2 existing curb cuts. FAR .17

Public Comment:

Sally Miller stated too much glass and glare, exterior lighting should be non glare

Committee Comments:

Angie Preisendorfer, Too bright looks like an office building

John Shannon, too bright a lot of driveway

John Pierce, unique, recommends a darker color

Dan Courtney stated the basement too big not to be calculated into the FAR

Larry Davidson, Drive way issues, safety concerns

Matt Edwards made a motion, no one 2nd, Motion fails
