

LA JOLLA SHORES PERMIT REVIEW COMMITTEE AGENDA
LA JOLLA COMMUNITY PLANNING ASSOCIATION
Thursday, August 29th, 2024 @ 4:00 p.m.
La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

1. 4:00pm Welcome and Call to Order: Andy Fotsch, Chair
Committee Members present - A. Fotsch, J. Emerson, D. Courtney, M. Edwards, J. Pierce, J. Shannon
Committee Members absent - L. Davidson & A. Priesendorfer
2. Adopt the Agenda
MOTION - D. Courtney to amend agenda fails for no 2nd
MOTION - Adopt the Agenda as presented
Move - D. Courtney 2nd - M. Edwards
Vote - 6-0-0
3. Approve July Meeting Minutes
MOTION - Approve July Meeting Minutes as presented
Move - J. Pierce 2nd - J. Emerson
Vote - 6-0-0
4. Non-Agenda Public Comment: None
5. Non-Agenda Committee Member Comments:
D. Courtney reports on SDPD activity with 14 visits/month for the Mental Health Facility at the residence on Torrey Pines Road
6. Chair Comments – Andy Fotsch:
The request to move meetings to 5PM will be addressed at a future meeting
Discuss: 2 meeting/month because of volume
Quorum requirements
Definition of Committee area for recusals
7. Elections:
Chair - A. Fotsch
MOTION - Moved by A. Fotsch 2nd by D. Courtney
Vote - 6-0-0
Vice Chair - J. Emerson
MOTION - Moved by A. Fotsch 2nd by D. Courtney
Vote - 6-0-0
Secretary - A. Priesendorfer
MOTION - Moved by A. Fotsch 2nd by J. Emerson
Vote - 6-0-0
8. Community Workshop Training (COW) - Required annually for indemnification purposes.
Online and takes 2 1/2 hours
9. Project Review -
 - a. **Cielo Mar**
Project Number: PRJ-1085883
Type of Structure: Single Family Residence
Location: 8303 La Jolla Shores Dr, San Diego, San Diego CA 92037
Applicant's Rep: Andy Fotsch
Applicant's Email: andy@willandfotsch.com
Project Description: The project proposal combines three parcels (APN 346-250-08-00, APN 346-250-09-00, and APN 346-250-10-00) into a single lot. The intention is to subdivide this lot into six parcels, each for constructing a single dwelling unit with shared access to Calle del Cielo. The project also involves the demolition of a 5,958.5-square-foot single-family residence and attached garage at 8303 La Jolla Shores Drive. A private

road will be constructed to serve six single-family homes, each ranging from 11,729 square feet to 16,270 square feet, along with garages and pool/spa facilities.

The 4.45-acre site is situated at 8303 La Jolla Shores Drive in the La Jolla Shores Planned District Single Family Zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limit Overlay Zone, and Coastal Parking Impact Overlay Zone, all falling within the La Jolla Community Plan. The project involves three main processes:

1. Process 4 - Tentative Map for creating the six parcels, per San Diego Municipal Code (SDMC) Section 125.0430.
2. Process 3 – Site Development Permit for developing a major project in the La Jolla Shores Planned District, according to SDMC Section 1510.0201(d).
3. Process 2 - Coastal Development Permit for the increase in density and demolition of an existing single dwelling unit, as per SDMC Section 126.0707(a)

NOTE - Chair A. Fotsch has recused himself and Vice Chair J. Emerson will conduct the part of the meeting concerning this project

Presentation by Andy Forsch:

Drainage basin added to north for Lots #1 - #3 & to south for #4 - #6

Culvert to put water off to La Jolla Shores Drive with curb & gutter for now or could underground if negotiated with neighbors

8 VMT points where required to do infrastructure like upgrade a bus stop (corner of LJ Shores Dr & Calle Del Oro mentioned)

Pickle Ball court taken off and not in plans

LJSPDAB renoticed for the 3rd time

Described each proposed house separately - See set backs for each house on the plans:

Lot #1 - NE Corner

289,298 sq ft lot, proposed 11,628 sq ft house, .41 FAR, & 29' tallest point
Landscape = 49%

2 story Mexican modern with terraces, living green roof, pool in front of & drive way to south. Bio retention basin in corner of lot

Lot #2 - Mid E

20,737 sq ft lot, proposed 9,069 sq ft house, .44 FAR, 29'6" tallest point
Landscape = 31%

2 story Art Deco with basement, totally asymmetrical pool & grounds in front

Lot #3 - SE Corner

31,488 sq ft lot, proposed 14,332 sq ft house, .46 FAR, & 27'7" tallest point
Landscape = 36%

2 story Clean Modern look with basement, large outdoor yard with pool, garage buried and driveway on north

Met with South neighbors (Volker) and have pushed back walls, lowered height, smaller windows, and fencing materials to increase privacy

Lot #4 - SW Corner

30,224 sq ft lot, proposed 11,457 sq ft house, .39 FAR, & 20' tallest point
Landscape = 40%

2 story Modern Hacienda facing west with interior courtyards - Wood added to warm up exterior - green planted roofs for simple understated look

Lot #5 - Mid W

27,664 sq ft, proposed 12,612 sq ft house, .46 FAR, 28' tallest point
Landscape = 39%

Single story Modern Mediterranean with huge underground garage, pool in rear yard, outdoor gym

Special set backs for sewer and drainage swail

Lot #6 - NW Corner

25,935 sq ft lot, proposed 11,476 sq ft house, .47 FAR, & 27'9" tallest point
Landscape = 37%

Single story at the street & 2 story with 1,200 sq ft ADU (increases FAR to .51),
has green planted roof and exits to Calle Frescota at existing gate

CHANGES - Have added a 2 car garage and 2nd Bio retention basin plus
drainage swail

NOTE - Lots #4, #5, & #6 have height limits in their deeds

Existing home on lots is 113' at ridge line - These are 117', 114', & 111'

Questions and discussion -

Concerns re:

Is there enough and effective drainage?

HVAC noise to other properties

Lot #3 privacy concerns with neighbors to South (Volker & Schenk)

Asked to come back to address:

Lot #3 - Windows and privacy

HVAC Noise to the neighbors

Basement square footage

North solar and "what else missing"

Retaining walls heights and materials

b. 8303 Prestwick Drive - NOTE Chair A. Fotsch is now Chair fro remainder of the meeting

Project # PRJ-1109965

Type of Structure: Single Family Residence

Location: 8303 Prestwick Drive, La Jolla CA 92037

Applicant's Rep: Larry Pappas

Applicants Email: lpappasarch@gmail.com

Project Description: The project will include the renovation of an existing one-story residence plus the addition of a second floor, a partial third floor, decks, and a partially recessed three car

Presentation by Applicant -

Remodel retaining same footprint

Set backs - Side 8' each

Front 15'

Back to slope down to Torrey Pines Road

#0' in portions from the house

24,000 sq ft lot, 13,000 sq ft lot buildable & 55% hillside to Torrey Pine Road below

6,100 sq ft proposed house with .26 FAR

Required to add 3 street trees

MOTION - To approve the project as presented

Move - M. Edwards

2nd - J. Shannon

Vote - 4-1-1

Meeting Adjourned