

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Thursday November

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

4:04pm Call to Order: Andy Fotsch, Chair (andy@willandfotsch.com).

Committee members in attendance: Dan Courtney, Matt Edwards, Janie Emerson, Andy Fotsch, Angie Preisendorfer, John Shannon

Not in attendance John Pierce

Motion made to Adopt the Agenda with change to discuss FAR after project, by Andy Fotsch, 2nd Janie Emerson

VOTE 5-0-0

Approve August Special Meeting Minutes by Angie Preisendorfer, 2nd Matt Edwards

VOTE 5-0-0

Approve October Meeting Minutes made by Janie Emerson, 2nd John Shannon

VOTE 5-0-0

Non-Agenda Public Comment: None

Non-Agenda Committee Member Comments: Discussion of LJSPRC meeting location to a place with accessible media. Chair stated he is still working to find a place to meet.

Chair Comments: Discuss the recusal of Chair for project on agenda, Janie Emerson takes acting chair position.

1. Project Review

a. Cielo Mar 3rd presentation

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).

Reviewing comments from last presentation

Drainage

HVAC locations

Privacy windows on lot 4
Basement area sq footage ?
Solar panel locations

Drainage requirements 2 Bio catchment basins and recently the city approved adding underground storm drain to be done with the underground sewer.

HVAC locations each with stucco surrounds and or built into the hill. Lot #1 north east into hill, #2 east into hill, #3 east into hill, #4 north, #5 north, #6 North

Window privacy on South lot #4(?) Windows smaller per egress with bathroom reduced

Basement Area, sq footage not included in FAR lot 1 no basement, lot 2-3427 sq ft, lot 3-1939 sq ft, lot 4-2002(?) sq ft, lot 5-1506 sq ft, lot 6-401sq ft with ADU 800 sq ft

Solar panel placement energy efficient solar/geo thermal. Over sized areas on each roof some split.

Change to some retaining walls moved lot #4- 5' into property, lot #3-2 walls 3' & 5', lot#2 lowered to 3', no change to lots#1,5,6

Public Comment:

Neighbor Richard Van Worent (?) LJ Shores dr asked about drainage to LJ Shores dr. Rep stated. Storm drainage enhanced with underground storm water and better percolation from the property

Neighbor Bernie Seigel stated that the large pool 30'x45' next to his empty lot on Vallecitos will have a direct impact on the value of his property.

Wondering if these will be vacation rentals and are there to be any CC&R's?
Who are the property owners?

Phil Mertens representing neighbors Lynn Schenk, Bernie Seigel, and Voights. Asked about a trellis on lot #3. Rep stated typical 8"x8" posts with either steel or wood.

Issues about grading of lots and soils removed in regards to the La Jolla Shores design manual. Rep stated the numbers that Mr Merten was showing did not reflect the actual grading and infill. And described the numbers.

Acting Chair stated that this meeting was the 3 review and the applicate was only there to provide answers to the 4 questions from the last review.

Neighbor Lynn Schenk stated that her home directly next to lot 3 is very close to her bedroom and dining with nothing but a chain link. That the entertaining and recreation is directly next to her home. Worries about noise, and quality of life. Asking to delay approval until talks with owners.

Phil Merten stated this project dose not live up to the design manual for La Jolla Shores.

Committee Comments:

Dan Courtney asked about lot 4 retaining walls and set back, Grading calculations. Rep stated earlier, the grading calculations and height of the retaining wall.

John Shannon stated with such a large project and multiple homes, neighbors will have some concerns, personal investment, but with only 6 homes and not what could be if the city had it's way. He is in favor of this project.

Matt Edwards like the concept of the ungrounded storm water drainage as a critical aspect.

Angie Preisendorfer is for the project

Janie Emerson Applicant worked with the community groups likes the big lots, 100% owner occupied

John Shannon made a motion the Findings can be made for Project Number: PRJ-1085883 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

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VOTE 5-0-0. Andy Fotsch recused

Committee had informational discussion on the FAR calculations