

LA JOLLA SHORES PERMIT REVIEW COMMITTEE MINUTES (Draft)

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Monday, May 21st, 2018 @ 4:00 p.m.

Revision 0

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

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
 - a. Committee Members Present - Matt Edwards, Janie Emerson, David Gordon, Myrna Naegle, Michael Czajkowski, Andy Fotsch, Tony Cridafi
 - b. Committee Members Absent - Angie Preisendorfer
2. **Adopt the Agenda -**
 - a. **Motion:** Modify Agenda Revision #2 but delete item #4
 - Moved – J. Emerson 2nd – M. Czajkowski
 - **Vote - 7-0-0**
3. **Approve April Minutes**
 - a. **Motion:** Approve April LJSPRC Minutes
 - Moved – J. Emerson 2nd – M. Czajkowski
 - **Vote - 7-0-0**
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments -** Emerson requested that election for Committee Chair be an action item on June Agenda
6. **4:05pm Chair Comments** Chair reminded all present concerns about keeping the meeting on track, respectful and relevant to the scope of the LJSPRC. Specifically:
 - a. The committee is always interested in hearing concerns from the neighborhood residents.
 - b. Please keep comments relevant to the LJSPRC Scope. Specifically how a project conforms to the La Jolla Shores Planned District Ordinance, the La Jolla Shores Community Plan and the La Jolla Shores Design Manual, Also reviews significant planning items on cycle issues provided by the DSD.
 - c. Areas not appropriate are potential traffic and parking issues during construction, loss of views, potential for noise or contractors who violate city curfews. LJSPRC is sympathetic to the neighborhoods concerns about these type of issues, but they are not in the LJSPRC's scope.
 - d. Please keep comments respectful and avoid personal attacks.

7. **Project Review:**

a. **4:15-4:45pm ALLOS RESIDENCE (First Review)**

- Project #: 596085
- Type of Structure: Single Family Residence
- Location: 8333 Calle Del Cielo
- Applicant's Rep: Sarah Horton (619) 231-9905 shorton@golba.com
- Project Manager: Pancho Mendoza (619) 446-5433 FMendoza@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence. The 0.46 acre (19,988 sq ft) site is within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.
 - Existing structure square footage and FAR: 4,085 square feet or a 00.20 Floor Area Ratio (FAR)
 - Proposed square footage and FAR: 5,958 square feet or a 00.30 Floor Area Ratio (FAR)
 - Existing and proposed setbacks on all sides:

Existing:	Front Yard:	26'-3 1/2"
	Side Yards:	14'-8 1/2" & 20'-8"
	Rear Yard	83'-1 1/2"
Proposed:	Front Yard:	28'-6"
	Side Yards:	8'-0" & 12'-0"
	Rear Yard:	92'-11"

Height if greater than 1-story (above ground): 2 stories over basement garage, 26'-6" high (existing height 25'-10")

Comments: It was brought up that the multitude of glass panels facing west could cause severe light refraction in addition to excessive heat within the residence. The Architect said he would use glass that addressed both issues. The majority of the discussion centered around the side yard set backs and articulation on the 2nd story. The Architect went ahead and modified the 2nd story set backs on both the north and south sides, signed the plans and dated them 5/21/18.

Motion: Approve the project as modified dated 5/21/18 for a Site Development Permit and Coastal Development Permit for demolition of an existing 4,085 sq ft two story over basement garage single family residence and construction of a new 5,958 sq ft two story over basement garage single family residence.

Moved – J. Emerson 2nd – M. Czajkowski.

Vote - 5-1-1 (Against - M. Edwards & Abstain – M. Naegle because she wanted applicant to return with revised drawings)

T. Crisafi was able to remain for the next Agenda items to represent his client. Once deliberations begin, he will recuse himself and leave the room.

Discussion of reinstating item #4 as part of the entire discussion on the Lookout Drive projects.

Motion: Modify the Agenda Revision #2 to include item d (Lookout Drive Lot 4 & 5 and Lot 2 (Comments by Neighbors) – presentation by Deborah Rosenthal.)

Moved – J. Emerson 2nd – M. Czajkowski

Vote - 7-0-0

The Committee opted to hear the next 3 Agenda items together with presentation by the applicant to cover all 3 projects prior to Public and Committee discussion.

5:15PM - M. Czajkowski left meeting (as planned and notified prior to meeting)

b. 4:45-5:15pm LOOKOUT LOTS 4 & 5 (Previously presented for info in 2016)

- Project #: 482904
- Type of Structure: Two Detached Single Family Residences
- Location: 7729 Lookout Drive (and adjacent lot)
- Applicant's Rep: Scott Frantz (858) 869-2865 sfrantz@islandarch.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of two detached, two-story, single family residences totaling 7,132 square feet on two existing vacant parcels at and adjacent to 7729 Lookout Drive. The entire 0.295 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone, within the La Jolla Community Plan area and Council District 1. Note – Lot 2 removed from this project.

c. 5:15-5:45pm LOOKOUT LOT 2 (Previously presented for info in 2016)

- Project #: 589178
- Type of Structure: Single Family Residence
- Location: 7729 Lookout Drive
- Applicant's Rep: Scott Frantz (858) 869-2865 sfrantz@islandarch.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sanidiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of a two-story single family residence totaling 4,070 square feet, located on a vacant lot at 7729 Lookout Drive. The 0.12-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 1, 2018.

- **Comments:** The Applicant presented the designs for all 3 properties and distributed copies of data sheets including the 300 ft survey. Then there was extensive Public discussion by many attendees and neighbors including presentations and handouts.
 - **M. Furby** - Concerns on adequate parking, driveway to Lot #4 and storm water run off with possible damage to neighbors.
 - **D. Kellogg** - Had a number of concerns especially the appropriate uses of the easements on the properties and the excessive FARs (especially Lot #5).
 - **E. Heidelberg** - representing S. McKean (neighbor) - Her points:
 - Distributed a 32 page document detailing her concerns including a 300 ft survey that conflicts with the data presented by the applicant.
 - No available updated lot survey of neighborhood. (Note –applicant provided 300 ft survey at this meeting).
 - Dwelling unit density is 2x that of the neighborhood average (claimed lots split in 1972).
 - Setbacks do not conform to the average of 7.9’ for the area.
 - **P. Merten** - Set backs are not in conformity with vicinity, specifically Lots #4 & #5 with neighbor S. McKean and Lot #4 to Cliff May historic house. Stated that setbacks should be addressed with respect to appearance and visual spacing, not just tabular data. In addition, lot density for these lots versus “occupied units” whose lots in the area average 10,500 sq ft. Two of the lots presented are half the size of those allowed in the area.
 - **L. Hill-Hogan** - Lived in the area since 1968. Great concern for increased traffic with it’s impact on safety and quality of life in the area.
 - **S. Pruett** (neighbor lives on Lot #3) - Great concern for soil issues and water drain off from Lot #2 on to her property. The level of the soil on Lot #2 has been raised 2’ and has caused water damage & flooding onto her property. Will this new construction be built to the original soil level or to the new level? It was suggested that she and the applicant discuss a resolution to this issue.
 - **S. McKean** - Great additional concern about traffic & parking. SDFD has redlined the area and asked to reduce parking by 50%.
 - **T. Lundberg** – Provided a four page letter that was distributed to the committee and the public. (Ms. Lundberg could not be present but another neighbor distributed her letter).
 - **D. Mandelbaum** – commented that the City has already ruled on the lot merger demand.
 - **T. Crisafi** - requested a Point of Order that the Rosenthal comments (Comments by Neighbors presentation) be tabled until a future meeting after the City of SD gives a ruling on this proposal. It was decided to proceed with an abbreviated presentation but without a detailed discussion until the City can provide a ruling.

d. 5:45-6:00pm LOOKOUT LOT 4&5 and LOT 2 (Comments by Legal Representative*)

- Project #: 482904 & 589178
- Type of Structure: Single Family Residences
- Location: 7729 Lookout Drive
- Neighbor’s Rep: Deborah Rosenthal* (714) 608-9424 drosenthal@fyklaw.com
- *Attorney representing the La Jolla Hills Committee – an unincorporated group of neighbors
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sandiego.gov

- **Project Description:** The speaker is representing a group of neighbors and has requested time to present formal comments on these projects.
- **Presentation by D. Rosenthal** – Distributed a 48 page document focused on claim that the lots should be merged. The average lot size for the area 10,000-12,000 sq ft with minimum lot size in the area of 8,000sq ft. The lot sizes in the Applicants proposal are 5,000 sq ft for Lots #2 & #4 and 7,500 sq ft for Lot #5. She proceeded with a discussion of the Code and land merger requirement. This will be referred to The City of SD and DSD for a ruling. Ms. Rosenthal claimed that these lots are well below the standard in the area. She also presented concern that the set back numbers seem to be constantly changing and that drainage concerns need to be carefully considered. Rosenthal stated that the heart of the LJSPDO and Design Manual are not incorporated into the current designs for these 3 lots.

Subsequent to the meeting, City officials provided that the City had already ruled on Ms. Rosenthal's demand that the lots be merged. The 48 page document was a letter addressed to DSD dated October 7, 2016. The City (Gregory P. Hopkins, Deputy Director DSD) provided the following response on Nov 18, 2016 that states: "To answer your question regarding the mandatory issue you indicate below, yes, that's part of the concern. The other, which is a major sticking point, is the application process and the fact you are not the owner or the owners authorized agent as defined in our Municipal Code, Section 112.0102. It basically states that unless you are an owner or have an interest in the property you cannot apply for this merger, nor is the City going to be initiating this process. Our attorney's office has reviewed all your documentation and does not see any reason to meet on this, nor do I at this present time."

6:20PM – M. Naegle left the meeting (not planned). Quorum no longer met.

Applicant was requested to gather the following information and come back to LJSPRC for review and decision when that information is available:

1. Double check 300' radius comparison numbers. If possible, compare F.A.R. in two columns, one with garage, one without garage. It is understood that county records do not include garage area. Verify data (see conflicting data in survey provided by E. Heidelberg).
2. Ruling from The City of SD/ DSD concerning the land merger information presented by D. Rosenthal (see City response above).
3. Address all major cycle issues as identified in the most recent cycle issues.
4. Address public comment regarding setbacks as they relate to adjacent homes and proposed structures. Please address concern that setbacks should look at the visual effect and not just a numerical table. *Note that this is not a deliverable but was a public comment.*
5. Address the basement setback from Lot 1 property line and compliance with the applicable municipal code.
6. Elevations and information about WATER run-off onto the neighbor's properties (7809 & 7731). Please address how this is handled both prior to and after construction.
7. Lot coverage and FAR compared to all in area showing compatibility with surrounding neighborhood.

Meeting adjourned at 6:50PM.

Adjourn to next PRC meeting Monday, June 18, 2018 @ 4:00 p.m.