

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

Revision 0

Monday, June 18th, 2018 @ 4:00 p.m.

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 in Attendance: Tony Crisafi, Michael Czajkowski, Janie Emerson, Andy Fotsch, David Gordon, Myrna Naegle, Angie Preisendorfer
 - b. Not in Attendance: Matt Edwards
2. **Adopt the Agenda** - Motion made to adopt the agenda with a modification to discuss board elections after the presentations. Motion made by Janie Emerson, 2nd Andy Fotsch **VOTE 7-0-0**
3. **Approve May Minutes** - Motion made to Approve May Minutes with changes listed:
 - a. Removal of discussion of presentation and the list of items that Lookout Drive applicant was requested to address since a quorum was lost at 6:20pm as Myrna Naegle left the meeting.
 - b. Removal of the information provided by the City DSD following the meeting. It was agreed that these items could be added to the June 18th minutes if they were read to the public.
 - c. Ms Kellogg claimed that the Architect involved (Tony Crisafi) in the project was taking the minutes and that was a conflict of interest. It was confirmed by Janie Emerson that she was taking minutes and that Tony was assisting with minutes on the Allos project but did not take minutes for the Lookout Drive projects.
 - d. Ms Kellogg felt the dates of the splits/ boundaries were incorrect.
 - e. Motion made by Janie Emerson, 2nd Myrna Naegle **VOTE 6-0-1** (Angie Preisendorfer abstained absent at May meeting)
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** None.
6. **4:05pm Chair Comments**
 - a. Chair comments regarding elections moved to end of meeting per change of the agenda.
 - b. Chair read the following information provided by DSD:

Subsequent to the Mau 18th LJSPRC meeting, City officials provided that the City had already ruled on Mr. 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."

7. Project Review:

a. 4:15-4:45pm LOOKOUT LOTS 4 & 5 (Previously presented May 2018)

- 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. 4:45-5:15pm LOOKOUT LOT 2 (Previously presented May 2018)

- 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.

Both presentations made by Lisa Kriedeman and Scott Frantz with assistance from Tony Crisafi.

8. Comments, discussion and deliberation for both projects was combined.

Just after May LJSPRC meeting adjourned, applicant was requested to gather the following information and come back to LJSPRC for review and decision when that information is available:

- 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).
Applicant response: Lisa Kriedeman provided updated sq footage and FAR's with and without including the garages – also see Tony Crisafi comments below.
- Ruling from The City of SD/ DSD concerning the lot merger information presented by D. Rosenthal
Response provided by DSD (see above).
- Address all major cycle issues as identified in the most recent cycle issues.
Applicant response: All major cycle issues have been addressed. Updated cycle issues have not been provided by DSD yet.

- d. 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.*
Applicant response: setbacks meet code.
- e. Address the basement setback from Lot 1 property line and compliance with the applicable municipal code.
Applicant response: The setback is 1'6" and meets applicable code.
- f. 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.
Applicant response: presented updated drainage
- g. Lot coverage and FAR compared to all in area showing compatibility with surrounding neighborhood.
Applicant response: see Tony Crisafi comments below.

9. Public Comment:

- a. **Evelyn Heidelberg:** (representing S McKean) Distributed a 27 page document detailing her concerns with FAR calculations off by 250-2500 sq ft and unresolved City cycle issues. Questioned where the FAR numbers came from, lots 4&5 have a FAR 35% higher, lot 2 has a FAR 50% higher, Lot coverage should be used versus FAR, Updated cycle issue report not available, Provision regarding lot split. Neighbor residing at 7809 Lookout Drive adjacent lot 4&5 has a setback of 4' avg in the area is 7'.
- b. **Tony Crisafi:** stated the original 2016 plans showed FAR numbers with garage and without garage and that all numbers came from City records, stated that the project conformed regarding bulk and scale, City accepts existing non-conforming sub division lot. The current map was filed in 1997 due to a lot line adjustment but all 5 lots existed prior to that and were essentially the same size.
- c. **Desiree Kellogg:** (7728 Lookout Drive) Claimed lots were created after 1972 and the La Jolla Shores PDO applies, specifically paragraph 1510.0304(a) and La Jolla Community Plan, page 89, code and zoning issues, living space vs out buildings (ie garage). Concerned about drainage from lot 2 and adequacy of storm drains.
- d. **Sue Pruitt:** (7731 Lookout Drive) concerned about 2' of added soil to the rear of the property. "Are you using original pre-existing grade?"
- e. **Sue McKean:** (7809 Lookout Drive) Concerned about retaining wall on her property line.
- f. **Phil Merten:** Concerned about lot density (history of lot property line changes).
- g. **David Mandelbaum:** (owner of subject lots) stated it is not their intention to sell the lots individually but he pointed out that the current design is well within limits of what is allowed and that if this becomes too much trouble, he might just sell the properties and that a developer could come in and build much larger homes (right up to the 30 ft height limit).
- h. **Peggy Davis:** Concerned about drainage considering all of the underground water in this area. Wanted to know where the location of the storm drains are in the area and that Mr. Wells from the City had not responded to her request for the location of all of the storm drains in the area. Requested a way that concerned neighbors could be provided with copies of drainage plans and where the storm drains are located. Applicant's rep responded that all site plans are available to view from the City public records.

10. Committee Comments and Discussion:

- a. **Janie Emerson:** Concerned about: the size of the edifices on the size of the lot, drainage between lot 1 (Cliff May historical house) and lot 4, large square footage of lot 4 and 5 below grade and only a 1'6" setback below grade, matrix changed regarding straight curb and curved curb, drainage is a concern if the owner is going to sell the lots separately. Uncomfortable with the size of the homes and the precedent being set.
- b. **David Gordon:** Requested applicant to clarify and update the concern raised by Phil Merten at the May LJSPRC meeting regarding setback on lot 5. Applicant showed the current setbacks.
- b. **Andy Fotsch:** Commented on setbacks and density. Void of space is one way to look at setbacks, but setbacks are simply measured. This neighborhood is very dense when compared to other La Jolla neighborhoods. These homes are above average with respect to FAR, however when one looks at the massing on the lots, they conform to the neighborhood. Cannot look at just the overall FAR.
- c. **Motion:** Angie Preisendorfer made a motion, Andy Fotsch 2nd
Findings can be made for a site development Permits and Coastal Development Permits for Projects 482904 and 589178.

VOTE 3-2-1

11. Continuation of Chair Comments and Discussion Regarding LJSPRC Election.

Discussion regarding election of chair and possibly a vice-chair, The LJSPRC charter only states "the LJSPRC shall choose its own Chair, who shall be responsible for seeing that all the provisions of this Charter are met." It does not state any requirement for annual elections nor does it have provisions for a vice chair. It has been proposed that the LJSPRC should hold these elections annually and that it should also include election of a vice-chair.

Committee discussed and agreed to hold elections for a Chair, Vice Chair and Secretary at the July LJSPRC meeting. It was also agreed that an update of the LJSPRC Charter could be done in parallel but does not have to be complete prior to the election. The revised LJSPRC Charter would need to first be approved by the committee with final approval by the CPA.

David Gordon commented that a Charter revision would be appropriate and could also update other areas that are not clear the Charter is more restrictive than City Council Policy 600-24 in that the recused person must leave the room as opposed to just the Committee seating area.

Motion made to adjourn

VOTE 7-0-0

Adjourn to next LJSPRC meeting Monday, July 16, 2018 @ 4:00 p.m.