

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

**Revision 1**

**Monday, November 18<sup>th</sup>, 2019 @ 4:00 p.m.**

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

**Meeting Room 1**

1. **4:02pm Welcome and Call to Order:** David Gordon, Chair (dgord@aol.com)
  - a. Committee Members in attendance: Tony Crisafi, Janie Emerson, Andy Fotsch, Ted Haas, David Gordon, Myrna Naegle, Angie Preisendorfer, Matt Edwards
  - b. Committee Members Absent: None
2. **Adopt the Agenda** – motion made by Janie Emerson, 2<sup>nd</sup> Angie Preisendorfer  
**VOTE: 7-0-0**
3. **Approve October Minutes** - motion made by Janie Emerson, 2<sup>nd</sup> Andy Fotsch  
**VOTE: 7-0-0**
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:**
  - a. Janie Emerson commented Thank you for the new agenda style with regards to timing on the Agenda being approximate.
  - b. Matt Edwards commented about the Chairs previous comments in the October minutes regarding public input. Constructive criticism should encouraged not discouraged.
6. **Chair Comments** - none
7. **Project Review:**
  - a. **4:15-4:30pm ZUCKERMAN RESIDENCE SDP/CDP (2<sup>nd</sup> Review)**
    - Project #: 637710
    - Type of Structure: Single-Family Residence
    - Location: 2502 Calle Del Oro
    - Applicant's Rep:

Mark Lyon	(858) 459-1171	<a href="mailto:mark@mdla.net">mark@mdla.net</a>
Kevin Leon	(858) 459-1171	<a href="mailto:kevin@mdla.net">kevin@mdla.net</a>
    - Project Manager: Francisco Mendoza (619) 446-5433 [FMendoza@san Diego.gov](mailto:FMendoza@san Diego.gov)
    - **Project Description:** (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) with a lot line adjustment to demo an existing dwelling unit and construct a new 7,744 sq ft, two-story single dwelling unit and attached garage, new single story, 520 sq ft companion unit and lot line adjustment. Parcel 1 & 2 of lot 84, at 2502 Calle Del Oro. The 1.18 acre site is located in the La Jolla Shores Planned District (LJSPD-SF), Coastal Overlay Zone (N-APP-2) of the La Community Plan Area, Council District 1.  
**Note: This project was heard at the previous LJSPRC meeting and this presentation will be limited to only the specific issues that the committee asked the applicant to address.**
    - **Presentation and discussion:**

Applicants Rep stated the revised plans  
Regarding Glare of glass resolved with Abrisa Technologies anti reflective glass cuts the glare from 14% to 0.4%  
West facing swimming pool wall was changed to 3' 1/2" foot cantilevered over the hillside instead of a solid block wall.  
Regarding length of driveways one 20' the other 2 are a bit shorter, but relieved with 4 extra spaces,  
Alley 20' wide with no parking allowed.  
Comments were made about existing garage on the property line on Alley access, only cosmetic changes  
Previously conforming structure  
No public comment

- **Motion:** Findings could be made Project #: 637710 (Process 3) Coastal Development Permit (CDP) and Site Development Permit (SDP) as presented today November 18, 2019.

Motion by Janie Emerson, 2nd by Myrna Naegle

**VOTE 8-0-0**

**b. MORGAN RESIDENCE (2<sup>nd</sup> Review)**

- Project #: 635054
- Type of Structure: Single-Family Residence
- Location: 8441 Whale Watch Way
- Applicant's Rep: Scott Huntsman (858) 792-2800 SHuntsman@hayerarchitecture.com
- Project Manager: Glenn Gargas (619) 446-5142 GGargas@sandiego.gov

**Project Description:** (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing residence and construct a two-story, 11,952 square-foot single family residence on 0.46-acre property. The project site is located at 8441 Whale Watch Way within the SF Zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone, Coastal Height Limitation Overlay Zone, Parking Impact (Campus Impact) Overlay Zone and within the La Jolla Community Plan area within Council District 1.

- **Presentation and discussion:**

Second review

Committee Comments from October LJSPRC meeting:

Requested street scene view and view from neighboring properties

Applicants Rep provided a street scene

Impact of the west view impact looking east from up the hill (?)

Provide 300 ft survey to include setbacks and FAR comparison

Applicants Rep provided a 300 ft comparison and FAR numbers

Property with a 5.9 FAR largest in the neighborhood

Public comment: None

Committee Comments:

Andy Fotsch commented it is one of the largest home in the neighborhood with the smallest setbacks, needs articulation as per the LJSPDO, on South facing setback, including a step back, articulation of the second story.

Other comments:

Too many exceptions,

From the La Jolla Community Plan – “In order to promote transitions in scale between new and older structures, create visual relief through the use of diagonal or off-setting planes, building articulation, roofline treatment and variations within front yard setback requirements.” Suggested that more articulation should be provided on the south structure even though the neighbor to the south has a large vertical wall that does not conform to the community plan, it would not be appropriate to allow another large vertical wall with no articulation.

Committee members also commented that the proposed 5' setback with extended eaves, requested the applicant provide at least a 6' setback with vertical articulation.

Applicant agreed to return and address the committee's comments.

**NO VOTE**

c. **CRISAFULLI RESIDENCE SDP (1<sup>st</sup> Review)**

- Project #: 648660
  - Type of Structure: Single-Family Residence
  - Location: 2695 Hidden Valley Rd.
  - Applicant's Rep: Aaron Borja (619) 535-0537 aaronb@architectslocal.com
    - Fernando Careaga\_(619) 535-0537 fernandoc@architectslocal.com
  - Project Manager: Martin Mendez (619) 446-5245 [MRMendez@saniego.gov](mailto:MRMendez@saniego.gov)
- Project Description:** (Process 3) Site Development Permit (SDP) for the addition of 1.864 sq ft and remodel of 374 sq ft to an existing 4,873 sq ft single family residence at 2695 Hidden Valley Rd. The 0.97 acre site is located in the La Jolla Shores Planned District Zone (LJSPD-SF), coastal (N-APP-2) of the La Community Plan Area, Council District 1.
- Presentation and discussion:** Applicant described the project to include a second story 1864 sq ft addition to a n existing 4875 sq ft house. Existing landscaping stays. Existing first story stays, adding an interior stair case to access the new second story. Lot size ,98 acre.  
FAR – existing 0.11, increasing to 0.16  
Existing setbacks (no change): Side: 12 ft, Front: 50ft +  
Height: adding 8'4" for total of 29'
- **Motion:** Findings can be made Project #: 648660 (Process 3) Site Development Permit (SDP) for the addition of 1.864 sq ft and remodel of 374 sq ft to an existing 4,873 sq ft single family residence at 2695 Hidden Valley Rd.  
Motion by Matt Edwards, 2<sup>nd</sup> by Ted Haas
- VOTE 7-0-0**

Adjourned to **next PRC meeting Monday, December 16<sup>th</sup>, 2019 @ 4:00 p.m.**