

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

Revision 0

Monday, December 16th, 2019 @ 4:00 p.m.

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

1. Welcome and Call to Order and Introduction of Committee Members

- a. Meeting called to order at 4:02pm
- b. Committee members present: Janie Emerson, David Gordon, Myrna Naegle, Andy Fotsch, Ted Haas, Tony Crisafi.
- c. Committee members absent: Matt Edwards, Angie Preisendorfer.

2. Adopt the Agenda: Motion by Janie Emerson, 2nd by Andy Fotsch.

VOTE: 6-0-0

3. Approve November Minutes: Motion by Andy Fotsch, 2nd by Janie Emerson.

VOTE: 6-0-0

4. Non-Agenda Public Comment: None.

5. Non-Agenda Committee Member Comments: None.

6. Chair Comments

- a. Chair announced that he will be resigning as Chair effective following the March 2020 LJSPRC meeting.
- b. Chair also announced meeting dates for 2020, LJSPRC meetings (also included on the agenda and minutes)
- c. Addressed neighbors of SAID Project that CC&R's are not considered by the City and cannot be considered by this committee.

7. Project Review:

a. MORGAN RESIDENCE (3rd 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@saniego.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.
- **Motion:** Findings can be made for Project 635054 for Site Development Permit(SDP) and Coastal Development Permit (SDP) as presented today on December 16, 2019.

Motion by Andy Fotsch, 2nd by Ted Haas

VOTE: 6-0-0

b. SAID RESIDENCE SDP (1st Review)

- **Project #:** 646224
- **Type of Structure:** Single-Family Residence
- **Location:** 7834 Esterel Drive
- **Applicant's Rep:** Mark Lyon (858) 459-1171 mark@mdla.net
- **Project Manager:** Tim Daly (619) 446-5356 TPDaly@sandiego.gov
- **Project Description:** (Process 3) Site Development Permit (SDP) for the addition to an existing single family residence consisting of 945 sq ft to basement, 551 sq ft to first floor and a new detached 1,200 sq ft Companion Unit over 546 sq ft of basement parking located at 7834 Esterel Drive. The 0.49 acre site is located in the La Jolla Shores Planned District Zone (LJSPD-SF) base zone of the La Community Plan Area, Council District 1.
- **Presentation and Discussion:**
 - Mark Lyon made presentation: Existing house is approx 3700 sq ft Forrester design and they are pursuing historic designation. As such, addition will preserve the historic look of the house. Changes include: Master Bedroom pushing east by 7ft, Kitchen addition on 1st floor (17ft), w/ extended carport, basement expanded into hillside, companion unit 1200 sq ft w/ 500 sq ft garage and roof deck, pool deck and gazebo.
Lot is 21,681 sq ft
Existing house: 3,783 sq ft total, 2806 sq ft floor area, FAR: 0.13
New design: 5,280 sq ft, total, 4,595 sq ft floor area, FAR: 0.21
 - Companion Unit is new (2 BR) w/ 2 car garage and roof deck on top of companion unit
 - Main House : roof stays the same but chimney is removed.
 - West and south view appear as two story (exposed), east and north view appear as one story (exposed).
 - Differential between old (historic) and new changes color and brick pattern but uses same material
 - Companion Unit is one story except south view (street view), which is 17 ft tall
- **Public Comment:**
 - Christine Wichard - Discussed her concerns per letter (included as attachment to minutes). Stated that she had reached out to the owners but had not received a response.
 - Neal Wichard - Stated that the project has been disruptive and is out of character with the neighborhood. Stated that when they did their remodel project, they worked with the neighbors, he is upset at how this project has evolved.
 - Eddie Devall - Presented letter from Azure Coast 1 Property Owners Committee.
 - Liz Zablecki – Stated that project is a violation of CC&R's and that if it were to go to court they would win because the Companion Unit is a second house.
 - Charles Zablecki – Agreed with previous comments and concerned about what would happen in the future. Concerned that might allow a lot split in the future and asked if that could be prevented. Committee members responded that per the City regulations and the LJS PDO, that could not be approved.
 - Dale Stokes – stated he was new to the area and noticed that projects appear to have been built appear to be substantially different from what was approved. Committee Chair pointed out that it is DSD's responsibility to enforce this and how one can make complaints if someone has a specific complaint.
 - Engy Said – Stated that they have had meetings with the neighbors and that they want to work with the neighbors. Stated that they will be following the historical guidelines and that it was they proceeded

with the historical designation (was not required). Also pointed out that they could have built a much larger house (~12,000 sq ft) but wanted to keep their home in line with the neighborhood.

Bishoy Said – Stated that they want to respect the community and honor their neighbors views which has been their intention since the beginning. Stated they are will to remove the roof deck. Stated that they are building the companion unit to provide a buffer from the rest of the house and that they plan to have their parents reside there. Stated that they have no intention of renting the companion unit and are willing to sign a statement to that effect.

Additional Public Comment (after Committee Discussion):

Francesca McNally – Sensitive to neighborhood, wants neighborhood preserved in looks.

Christine Wichard – appreciate that the Saids are willing to remove the roof deck, requested that companion unit be moved over. Commented that 2nd garage is violation of CC&R's.

Bishoy Said – Stated that they asked about the 2nd garage while in escrow.

- **Committee Comment:**

Tony Crisafi – Asked what the setbacks are on the companion unit (ans: rear 17ft, north 8 ft). Pointed out that companion unit had two 8ft X 8ft patios front to pool and rear to neighbor and requested setbacks (ans: 19'11" north and 17'7" south). Recommended using avocado and citrus trees as barriers. Asked how far below street grade the garage is. (ans: 3 ft below street grade). Requested a landscape plan be provided. Better to have a garage with the companion unit than having cars parked on the street or the driveway.

Andy Fotsch – Requested applicant provide comparisons of neighborhood (sizes, FAR, setbacks, etc). Applicant handed out comparison chart and other information.

Janie Emerson – suggested moving the companion unit over and remove patios and cut of driveway toward the house.

Ted Haas – Pointed out that the property could easily be developed with a huge house and that neighbors should be happy with the proposed project.

David Gordon – Pointed out that the claims made in Property Owners Committee that claimed the LJS PDO “was developed with the small lots and higher density of the Shores near the beach” was not correct. The PDO was developed with the entire Shores in mind and that there are many lots in the Shores that are ½ - 1 acre. Commented to neighbors that it is best to work out the differences early and during the community meetings as that is the best shot at getting it worked out.

Myrna Naegle – Requested applicant provide a street scene and rendering of the entire project. Mark Lyon responded that he can provide photos of neighboring properties.

Committee – requested applicant return with:

- more visuals regarding grade lines
- consider removing deck
- consider moving companion unit
- photos of neighboring homes
- View of back
- Suggested hedge or landscaping along rear property line
- Consider having one larger garage with main house than two separate garages.

- **No Motion or VOTE**

Adjourn to **next PRC meeting Monday, January 21st, 2020 @ 4:00 p.m.**

2020 La Jolla Shores Permit Review Committee Meeting Dates

Tuesday, January 21, 2020

Tuesday, February 18, 2020

Monday, March 16, 2020

Monday, April 20, 2020

Monday, May 18, 2020

Monday, June 15, 2020

Monday, July 20, 2020

Monday, August 17, 2020

Monday, September 21, 2020

Monday, October 19, 2020

Monday, November 16, 2020

Monday, December 21, 2020