

**La Jolla Shores Permit Review Committee Minutes**  
4:00 p.m. Tuesday, May 26, 2015  
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

FINAL

**Committee members in attendance:** Tim Lucas, Janie Emerson, Myrna Naegle, Bob Steck, Dolores Donovan (secretary), Dave Gordon. Tony Crisafi (interim chair) arrived in the middle of the 8389 El Paseo Grande discussion.

**Executive Summary**

**7A. "Cottages at 8010," 8010 La Jolla Shores Drive - SDP/CDP**

Motion by Steck, second by Naegle that findings can be made for a CDP and SDP to demolish three dwelling units with detached garages and construct six residential units with attached garages. Motion passes 6-0-0.

**7B. Colony Hill Slope Repair, 7525 Caminito Avola - SDP/CDP**

Motion by Naegle, second by Gordon, that findings can be made for a CDP and SDP for emergency repair of a failed slope on a vacant HOA lot. Motion passes 5-1-0. Emerson opposed the motion.

**7C. 8389 El Paseo Grande - CDP/SDP**

Motion by Emerson, second by Steck, that findings for an SDP and CDP to demolish an existing residence, and construct a new 5,499 sq. ft two-story single family residence with attached garage on an 8,613 sq. ft. property can be made with the proviso that the street trees must conform to the public view corridor requirement. 6-0-1. Chair Crisafi abstained.

**7D. T-Mobile Rose Canyon, 7660 Gilman Court - SDP and Neighborhood Use Permit (NUP)**

Motion by Steck, second by Gordon, that findings can be made for a neighborhood use permit (NUP) and SDP. 6-0-1. Chair Crisafi abstained.

**MINUTES IN FULL**

**1. Welcome and Call to Order:** Tim Lucas, **Acting Chair**

**2. Adoption of the Agenda**

Del Oro Court has been removed from the agenda at the request of the applicant.

Motion by Emerson, second by Donovan, to adopt agenda as modified by Committee, with Chair Comments being trailed to the bottom of the agenda. Motion carries 4-0-1 (acting chair abstains).

**3. Non-Agenda Public Comment**

None

**7. Project Reviews**

**7A. Cottages at 8010**

**7aa. "The Cottages at 8010"- 8010 La Jolla Shores Drive - CDP and SDP**

- Project No. 387418
- Type of Structure: Six Residential Units
- Location: 8010 La Jolla Shores Drive
- Applicant: Chad Beaver 619-231-9905 ChadB@golba.com
- Project Manager: Jeff Peterson 619-446-5237 JAPeterson@sandiego.gov

Project Description: ‘SUSTAINABLE EXPEDITE PROGRAM’ (PROCESS 4) – CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,983 sq. ft. units, two 1,977 sq. ft units, and two 2,039 sq. ft. units) at 8010 La Jolla Shores Drive. The 12,107 sq. ft. lot is located MF-1 zone of the La Jolla Shores Planned District, Coastal (non-appealable) Overlay Zone, and Coastal Height Limit Zone, within the La Jolla Community Plan area.

*Committee Discussion*

In response to comments on the project made by the members of the La Jolla Shores Advisory Board (LJSAB), applicants did a survey of the area and found that approximately 90% of the homes in the Multi-Family district are occupied by more than one family. Applicants state they have also responded to LJSAB comments on mass and bulk by stepping back the second and third stories of the units. Legally, the Cottages at 8010 is a condo development, so there will be some sort of HOA.

Lucas: no notice was posted on the LJCC board. Golba: our agent did post the notice. She is here in the room and says she did. In addition there was a wine and cheese for the neighbors last month.

Steck moves, with Naegle as a second, that findings can be made for a CDP and SDP for the Cottages at 8010 project. The motion passes 6-0-0.

**7A. Colony Hill Slope Repair, 7525 Caminito Avola - SDP and CDP**

- Project No. 391866
- Type of Structure: Hillside Slope Repair
- Location: 7525 Caminito Avola
- Applicant: Doug Logan 760-510-3152 doug@rcesd.com
- Applicant’s Rep: Brian Longmore 858-391-1674 permitsolutions@hotmail.com
- Project Manager: Glenn Gargas 619-446-5142 GGargas@sandiego.gov

Project Description: PROCESS 3 - CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot. Project is located at 7525 Caminito Avola in the Single Family Zone of the La Jolla Shores Planned District, Coastal (non-appealable area 2), Coastal Height Limit Overlay Zone, in the La Jolla Community Plan area.

**Richard Brehm, Pres of HOA**

Brehm describes a history of auto accidents and flooding on the hill. The HOA got bids for the repairs and selected a contractor, but the insurance company stalled us for 2-3 years and at the last minute informed the HOA that the policy holder had a \$150,000 cap on the policy. Eventually the HOA reached a settlement. Then, after 3.5 years had gone by, it again solicited bids, selected a bidder, went to get the permit, etc. Approximately 4.5 years after the process had begun the HOA got an emergency permit to proceed with the repair. The repair has been underway since a month ago. All work is being done on private property owned by the HOA. No City land is involved.

Brehm continues: We are now here to get the formal CDP and SDP. Our plan is to bring the land back to

look as natural as possible, to make it look like it did before the accident. By the time we get the SDP and CDP the project will be finished.

*Committee Discussion*

Committee questions elicited the information that the drainage problem had been taken care of and the current project is intended to take care of the subsidence problems. Caissons are not being used, on advice of the geotechnical consultant, who said that caissons were not necessary.

Motion by Naegle, seconded by Gordon, that findings can be made for a CDP and SDP. The motion passes 5-1-0. Emerson opposed the motion.

**7B. 8389 El Paseo Grande - CDP/SDP**

- Project No. 410585
- Type of Structure: Single Family Residence
- Location: 8389 El Paseo Grande
- Applicant: Paul Benton 858-869-8895 Paul@AlcornBenton.com
- Project Manager: Glenn Gargas 619-446-5142 GGargas@sandiego.gov

Project Description: CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (nonappealable) Overlay Zone , Coastal Height Limit, within the La Jolla Community Plan area.

Presenter: Paul Benton and Carly Miller of Alcorn & Benton .

The FAR is 60.4; the greenscape is 30.4 not counting the driveway. The side setbacks are within the range of others in the neighborhood. The rear setback is only 1.5 ft. The height of the roof at that point is about 11 feet. The maximum height, at the 2<sup>nd</sup> story, is 24 ft.

*Committee comments and questions.*

Committee comments and questions focused on the adequacy of the setbacks.

*Public comment*

Public discussion focused on the rear setback and the street trees. The height of the garage will be increased to 11-12 feet; although that is not a problem now, it will be when, inevitably, a new home is built. Further, concern was expressed as to the height of the street trees included in the landscaping plan on the ground that the trees will block the public view corridor from La Jolla Shores Drive, even though they are on the City's list of recommended street trees. There is no EIR. What about the water problem?

Motion by Emerson, seconded by Steck, that findings can be made for a CDP and SDP with the proviso that the street trees must conform to the public view corridor requirement. The motion passes 6-0-1 (Interim Chair Crisafi abstained because he arrived in the middle of the discussion.)

**7D. T-Mobile Rose Canyon, 7660 Gilman Court - SDP and Neighborhood Use Permit (NUP)**

- Project No. 402290
- Type of Structure: Wireless Telecommunication Facility
- Location: 7660 Gilman Court
- Applicant's Rep: Jerrod Ploff 858.344.4444 jerrod.plooff@smartlinkllc.com
- Project Manager: Alexander Hempton 619-446-5349 AHempton@sandiego.gov

Project Description: CODE CASE - Neighborhood Use Permit (NUP) and Site Development Permit (SDP) to install a faux shrub to screen existing wireless telecommunication antennas

mounted on a 15 foot pole. Existing site consists of (3) panel antennas and cabinets at 7660 Gilman Court, in the LJSPDO Single Family zone of the La Jolla Shores Planned District in the La Jolla Community Plan area.

Presentation: Jerrod Ploof

The work sought to be done is installation of a monoshrub plus a black chain link fence.

*Committee Discussion*

Questions by committee sought to clarify the nature of the monoshrub and its relation to the existing antennas.

Motion by Steck, second by Gordon, that findings can be made for the neighborhood use permit and SDP.

Motion passes 6-0-1. The chair abstained.

**ADJOURNMENT**

Minutes respectfully submitted by Secretary Dolores Donovan and former secretary Tim Lucas.