

La Jolla Shores Permit Review Committee Minutes
4:00 p.m., Tuesday, June 23, 2015
La Jolla Recreation Center, 615 Prospect Street, La Jolla, CA

Committee members in attendance: Tony Crisafi (interim chair pro tem), Dolores Donovan (secretary), Janie Emerson, Tim Lucas, Myrna Naegle, Dave Gordon (arrived just before discussion of item 7a. Leibowitz residence). Absent: Laura DuCharme Conboy

EXECUTIVE SUMMARY

7a. Leibowitz Residence
8283 La Jolla Shores Drive

Motion by Lucas, second by Gordon, that findings can be made for a CDP & SDP, PROCESS 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot.

Motion carries: 3-2-1.

Approve: Lucas, Gordon, Crisafi.

Oppose: Emerson, Naegle

Abstain: Donovan (Insufficient information: architectural renderings are needed in order for committee members and neighbors in attendance fully to understand the bulk, scale and materials of house to determine its compliance with LJSPDO).

7b. Feuerstein Residence
8351 Del Oro Court

Motion by Emerson, second by Gordon, that findings can be made for a CDP & SDP, Process 3, to demolish the existing single family residence and construct a new 9,614 square foot two-story residence on a .68-acre lot.

Motion carries: 5-0-1.

Approve: Donovan, Emerson, Gordon, Lucas, Naegle

Oppose: 0

Abstain: Crisafi (represents neighbors)

7c. FAN Residence - Informational Only
8295 Prestwick Drive

No motion made as presentation made for information only

7d. Taylor Residence
2327 Vallecitos

Motion by Donovan, second by Lucas, that findings can be made for a CDP and SDP to demolish an existing one-story single dwelling unit and construct a 1,938 square-foot single dwelling unit, trellis, covered patio, walls, fences, gates, hardscape and landscape on a 0.47 site.

Motion carries 6-0-0.

Approve: Donovan, Emerson, Lucas, Naegle, Gordon, Crisafi.

Oppose: 0

7e. SHIRLEY TRUST CDP – Informational Only
8025 Calle Del Cielo

No motion because for information only.

MINUTES IN FULL

1. **Agenda.** Motion by Emerson, second by Donovan, to adopt agenda. Motion carries 5-0-0.
2. **Election of Officers.** Motion by Emerson, second by Naegle, to nominate Tony Crisafi as Chair and Dolores Donovan as Secretary. Motion carries 5-0-0.
3. **Non-Agenda Public Comment**
None.
4. **Non-agenda Committee Comment**
Emerson: New tenant at former LJ Shores Market has painted it shocking yellow, which is not a color approved by LJSPDO. Is there anything we can do? Crisafi: I will check.

Naegle: Are Process 1's reviewed for compliance with LJSPDO? Crisafi: depends on whether the reviewers have been trained. Will take it up with Karen Bucey

5. Chair Comments

None

7a. Leibowitz Residence

• Project #: 374521

Type of Structure: Single Family Residence

Location: 8283 La Jolla Shores Drive

Applicant's Rep: Dan Gower 858-270-1624 perimitsolutions@hotmail.com

Project Manager: Sandra Teasley 619-446-5271 steasley@sandiego.gov

Project Description: CDP & SDP – PROCESS 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house located at 8283 La Jolla Shores Drive. The 1.12 acre site is in the La Jolla Shores Planned District – Single Family zone of the La Jolla Community Plan area and Coastal (Non-appealable) overlay zone.

Seeking: SDP and CDP, Process Three

Presentation: Brian ?? of perimitsolutions@hotmail.com and civil engineer Myles Cooper of CEA Engineering. Existing house is 4088 SF. Square footage of proposed residence is as follows: 6200SF first floor; no number given for SF of the second floor; 157 SF detached pool house.

Committee questions focused on drainage issues. Engineer replies at length, concluding that the proposed 3,200 gallon capture on site will reduce drainage by 9%, which slightly more than meets the City's requirements. Some committee members felt that was insufficient in light of the magnitude of the problem. The City has signed off on the drainage issues. Committee members continued to query adequacy of drainage issues, focusing on the high water table in the Shores due to the proximity of the ocean and the adequacy of drainage in the 50-year storm situation, which has been occurring more frequently than every fifty years, between the also more frequent droughts.

Public Comment

Several neighbors were present, all of whom again expressed concern about drainage.

- Carol Doty, 2324 Vallecitos, leads with a question about drainage. Engineer Cooper replies at length.
- Richard Van Wird of 8241 LJ Shores Drive, who lives downhill and has experienced floods from above, is forced to permanently maintain sandbags to protect his property and questions the adequacy of drainage in severe storm conditions. He says he understands that just because a new person moves into the neighborhood and builds a new house, that person cannot be expected to fix every problem in the neighborhood; however, it is an opportunity to improve the situation rather than worsen it or leave it at status quo.
- Committee Chair Crisafi intervenes to say that neighbors have every right to continue to speak against the project at all public meetings and also down at the relevant City departments. Crisafi recommends that the Leibowitz family meet with all concerned neighbors and work out solutions to the drainage problems.
- Crisafi cites Municipal Code Sec.1510.0301 "General Design regulations: (2) Grading plans may be approved if it is concluded that: (B) Grading, excavation and filling proposed in connection with the development will not result in soil erosion, silting of lower slopes, slide damage, *flooding problems*, or excessive cutting or scarring."
- Leanne MacDougall, who lives directly west of the Leibowitz property and whose house has been flooded several times, says the Leibowitz's proposed plan looks workable, but the neighbors won't know for sure until the next storm. She suggests a storm drainage pipe that runs down the slope to LJ Shores Drive that all neighbors would pay for.
- Trish Mosier Riha, 8303 LJ Shores Dr., says that she does not have a good sense of the impact of the second story on the surrounding houses and would like to know more about it before signing off on the project. Brian ??? points to blueprint and verbally describes the second story. Dave Gordon suggests story poles and/or architectural renderings. Ms. Riha says that would help. Crisafi says ordering story poles and renderings is beyond purview of committee but Ms. Riha can certainly ask the Leibowitzes to provide them, as she has just done.

Motion by Lucas, second by Gordon, that findings can be made for an CDP and SDP, Process 3, to demolish an existing residence and detached pool house, and construct a 9,245 sq ft single family residence with 157 sq ft detached pool house on a 1.12-acre lot.

Motion carries: 3-2-1.

Approve: Lucas, Gordon, Crisafi.

Oppose: Emerson, Naegle

Abstain: Donovan (needs renderings in order to understand the materials, bulk and scale of house to determine its compliance with LJSPDO).

7b. Feuerstein Residence

• Project #: 418580

Type of Structure: Single Family Residence

Location: 8351 Del Oro Court

Applicant's Rep: Tim Martin 760-729-3470 tim@martinarchitecture.com

Project Manager: Firouzeh Tirandazi 619-446-5352 FTirandazi@sandiego.gov

Project Description: PROCESS 3 – CDP & SDP to demolish a single family residence, and construct a new 9,614 square foot two-story residence located at 8351 Del Oro Court. The 0.68 acre site is in the Single Family Zone of La Jolla Shores Planned District, Coastal Overlay (non-appealable), Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

Seeking: SDP and CDP, Process Three

Presentation: Kyle Noren, kyle@martinarchitecture.com and Jim Neri, landscape architect. The FAR is .32. The stone columns and Italian pines that were originally proposed will, respectively, be moved back from the street and replaced with a street tree off the City's list of approved street trees.

Committee Comments: Committee discussion was brief and generally favorable.

Public comment:

None.

Motion by Emerson, second by Gordon, that findings can be made for a CDP & SDP, Process 3, to demolish a single family residence and construct a new 9,614 SF two-story residence.

Motion carries: 5-0-1.

Approve: Donovan, Emerson, Gordon, Lucas, Naegle

Oppose: 0

Abstain: Crisafi (represents neighbors)

Lucas replaces Crisafi as chair for the following presentation.

7c. FAN Residence (Information only) 8295 Prestwick Drive

• Project #: 425611

Type of Structure: Single Family Residence

Location: 8295 Prestwick Drive

Applicant's Rep: Cori Del Castillo 858-459-9291 ccastillo@islandarch.com

Project Manager: TBC

Project Description: LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing residence and construct a new 5,757 sq ft 2-story residence over 1,381 sq ft basement at 8295 Prestwick Dr. The 0.132 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. Council District 1.

No motion made as presentation was for information purposes only.

Crisafi resumes position as chair.

**7d. TAYLOR Residence
2327 Vallecitos**

• Project #: 418222

- Type of Structure: Single Family Residence
- Location: 2327 Vallecitos
- Applicant's Rep: Mark House 619-557-0575 markhouse@houseanddodge.com
- Project Manager: Firouzeh Tirandazi 619-446-5352 FTirandazi@sandiego.gov
- Project Description:** Coastal Development Permit and Site Development Permit (Process 3) to demolish an existing one-story single dwelling unit and construct a 1,938 square-foot single dwelling unit, trellis, covered patio, walls, fences, gates, hardscape and landscape located at 2327 Vallecitos. The 0.47-acre site is in the LJSPD-SF (Single Family) Zone of the La Jolla Shores Planned District, and the Coastal (Non-Appealable) Overlay, Coastal Height Limitation Overlay, and Parking Impact (Coastal) Overlay zones within the La Jolla Community Plan area.

Presentation: Mark House, markhouse@houseanddodge.com, Theresa Cooper, landscape architect, Myles Cooper of CEA Engineering, CEAengineer@aol.com.

City cycle comments: No major issues.

Fairly level site. According to the La Jolla Community Plan there is a view easement down Vallecitos to the ocean. The street side (north) of the house consists of three sets of folding glass windows to create a breezeway or lanai effect. There is a series of terraces to provide privacy. The landscaping is likewise layered. The roof is red tile. One bedroom. Private easement for driveway intended to be in perpetuity. Maximum height 23'9" from existing grade, 18'9" from finished grade. Greenscape 32.44 %. Applicants have met with neighbors on each side, one of whom owns this lot and plans to use the structure as a guest or party house.

Committee comments: Committee discussion focused on the elevation of the grade, parking, relation to house next door which is owned by the same person.

Motion by Donovan, second by Lucas, that findings can be made for a CDP and SDP, Process 3, to demolish an existing one-story single dwelling unit and construct a 1,938 square-foot single dwelling unit, trellis, covered patio, walls, fences, gates, hardscape and landscape on a 0.47 site.

Motion carries 6-0-0.

Approve: Donovan, Emerson, Lucas, Naegle, Gordon, Crisafi.

Oppose: 0

Abstain: 0

**7e. Shirley Trust CDP - Information only
8025 Calle del Cielo**

• Project #: 421554

- Type of Structure: Single Family Residence with Habitable Accessory Structure
- Location: 8025 Calle Del Cielo
- Applicant's Rep: Bill Hayer 858-792-2800 bhayer@hayerarchitecture.com
- Project Manager: Morris Dye 619-446-5201 MDye@sandiego.gov
- Project Description:** PROCESS 3 – CDP & SDP to construct a 10,955 sq ft, 2-story over basement, residential dwelling unit with a 785 sq ft detached habitable accessory structure, pool & spa and site retaining walls on an existing vacant lot at 8025 Calle Del Cielo. The 0.652 acre site is in the SF zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District.

Presentation: Bill Hayer

Habitable basement of 2,215 , first level 3,690, second level 2,325. Total habitable 9,015. Garage 1,940 SF (4 car), which totals 10,955 SF. But about 4000 SF (basement and garage) of the total do not have to be counted, which gets the house down to 6, 482 SF. The result is a .23 FAR. (No mention made of the detached habitable 785 foot accessory structure.) Greenscape/softscape 59%, not including patio and other hardscape. New regulations on water retention are expected to go into effect in Jan. 2016; this project conforms to existing regs.

Distance from gate to street 20 feet. Setback on north is 14 ft., on south setback is 8 ft on the lower level, which is in accord with the new CC&Rs adopted by the neighborhood a few years ago which allowed two stories. City cycles came out just last week; hence the presentation is for information only.

Committee Comments: Committee discussion focused on greenscape, setbacks and drainage and expressed satisfaction on those points.

Public Comment: None

No motion made because presentation for information only.

8. Adjournment

The Committee adjourned at 6:30 p.m.

The next LJSPRC meeting will be Tuesday, July 28th, 2015 @ 4:00 p.m. at the La Jolla Recreation Center, 615 Prospect Street.