

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Meeting Minutes – Tuesday July 14, 2020 – 4:00 pm

**Because of the continuing COVID-19 emergency, this meeting will be held online. You must register in advance to attend. Instructions and links are at <https://lajollacpa.org/ljcpa-online-meeting-instructions/>**

**Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/2019-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 7/13/2020. This should include the following:**

- **Your submitted drawings in a single PDF (required)**
- **Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)**
- **Your presentation slides (if to be presented) in a single pdf (optional)**

- 
1. *Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
  2. *Plans are available for in-depth review by contacting the project manager at the city's Development Services Department before the meeting.*
  3. *Public comments will be strictly limited to **2 minutes per person**. Please review the following meeting minutes. If another member of the public has already said the same thing tonight or at a previous meeting, please move on to new information. It is not necessary to repeat previous comments.*
  4. ***Applicants:** Please present your project as succinctly as possible. Speak clearly and **CONCISELY**.*
- 

**NON-AGENDA PUBLIC COMMENT:**

---

**APPROVAL OF MEETING MINUTES:**

---

**ITEM 1: FINAL REVIEW 7/14/2020**

- Project Name: Bellevue CDP – 5610 Bellevue Ave
- Permits: CDP
- Project No.: 660209 DPM: Benjamin Hafertepe
- Zone: RS-1-7 Applicant: Adrienne Perkins
- Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/660209>

LA JOLLA - (Process 2) Coastal Development Permit to demolish an existing detached garage, and to remodel an existing 1,002 square-foot one story single-family residence. Remodel includes a 773

square-foot first floor addition, 250 square-foot attached garage, 1,189 square-foot second floor addition with three decks, and one third floor deck located at 5610 Bellevue Avenue. The 0.14-acre site is in the RS-1-7 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. CD1

- **6/9/2020 APPLICANT PRESENTATION**

- Originally permitted as a 50% exempt remodel. One of the walls was temporarily laid down to shore up the foundation.
- Subsequently added one window otherwise the project is unchanged.
- Property at corner of Forward and Bellevue.
- Shared images of existing house and neighboring development.
- Artist rendering of proposed two story house with roof decks, “Craftsman meets Modern style.
- Second floor steps back on all street and alley sides. Only the West property line is shared with a neighbor.
- One enclosed garage and one carport off alley
- Materials pallet. Stucco, wood, stone, standing seam roof
- Clarification of parking.

- **6/9/2020 PUBLIC COMMENT**

- Merten: Site plan? (yes shared) Elevations did not relay articulation on Bellevue but floor plan does.
- Feeney: Neighbor across Bellevue. Believes there were more changes in a previous design iteration. (applicant: That was all resolved prior to the wall issue and CDP. At this point because the 50% rule no longer exists a window was added at the kitchen sink and is the only change) The site is a mess. All walls were laid down at one time or another. Side setback to West is 4’-2”. Those are existing walls to remain. Surveyor has confirmed that the setbacks are correct. Concerned that carports get enclosed and 3<sup>rd</sup> parking space uses yard. There are 2 roof decks.
- Ashley Mackin: What are rights with respect to roof decks? Opposed to roof deck. Confirm Feeney comments. Work has been very slow and not professional. (Applicant: Original permits in May, then permit issue with property size halted project, then CDP issue halted it again.) It’s a messy work site.
- Riley: Live 2 houses East. Oppose roof top deck, deck travels up hill, up Forward st.
- Neil: There is a large two story mass adjacent to West property. (Applicant: There is a major step back in the center of the West façade and various step backs.)
- Wilkinson: First floor plan shows a 1-car garage and looks like it could be converted to a bedroom. (applicant has no interest in doing that)

- **6/9/2020 COMMITTEE REVIEW**

- Costello: Would like to see the East elevation. Concerned about carport and pushing FAR envelope.
- Fremdling: Live up the street. It’s been unfortunate. It made a travesty of the 50% rule. Concerned about the Feeney’s front door is on Forward. Car parked on Bellevue. Should not have to see that. Decks are excessive. What is square footage of deck? Put up large rendering on front of job sites. Thank you for doing that.
- Gaenzle: Site plan is not adequate. Where are the trees? Upper windows in center of West façade look directly into neighbor. Would prefer to see them gone since sliding doors on opposite side of hall. Too many roof decks ruin neighbors privacy. Concerned about height

limit. Front steps are higher. Please clarify which trees will remain or be replaced. Colors look heavy.

- Kane: Who is AMD Architecture (Applicant: I work for them) Will clients live on property? (applicant: yes). Prefer to reduce roof decks and pull back from edge of roof. Carports are excessive, let's see landscaping. Noticing: Was anything required when it was 50%, no. Contemporary Craftsman, front elevation is unfortunate, and diminish size of roof deck might improve that. Removing guest suite could add second garage and improve yards and landscape. Prefer to see roof deck railing buried behind sloping roofs.
- Leira: Drawings are very difficult to read. Full site plan is needed. Concerned about carport. Clarify building heights. Roof decks are becoming fashionable but they need to relate the edges to the perimeter of the building and site lines. Location should be careful to protect privacy of neighbors. Color of glass (applicant: standard clear) Not in favor of smoked tinting. Prefer not to see people on roof decks. Prefer a solid parapet.
- Jackson: Could we see 3D rendering from all 4 corners of entire house.
- **6/9/2020 DELIVER FOR NEXT PRESENTATION**
  - Confirmation from Surveyor that setbacks conform
  - Tally square footage of decks
  - Enlarged site plan on separate sheet with gates and fences.
  - Site sections both ways with survey of existing grade. (to go all the way across Bellevue and Forward.)
  - Street montage of full blocks (West view and North view)
  - Elevations with grade in foreground to lowest point on property.
  - Landscape plan show existing and new trees
  - West Elevation with dashed or shaded location of opposite structure and their windows
  - Elevations are hard to read, perhaps shading to illustrate articulation or additional 3D views.
  - Color code floor plans on site plan (to help illustrate articulation/step backs)
  - FAR and Lot coverage numbers along with permeable/impermeable numbers
  - Outline with colors/shading, working drawings
  - Satellite image with footprint of proposed project to include 300' radius.
  - Key in locations of homes in neighborhood photos.
  - Take a look at stepping back further and improve Craftsman roof lines

---

**ITEM 2: FINAL REVIEW 7/14/2020**

- Project Name: 524 Palomar Ave CDP
- Permits: CDP
- Project No.: 650633 DPM: Benjamin Hafertepe
- Zone: RM-1-1 Applicant: Scott Spencer
- Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/650633>

LA JOLLA (Process 2) Coastal Development permit for demolition of an existing 360-square-foot detached garage, and to construct a new 3,629-square-foot second residence with a roof top deck and new carport. Remodel of the existing house to add a 525-square-foot second story companion unit with

a rooftop deck and a 531 square-foot attached garage located at 524 Palomar Ave. The 0.14-acre site is in RM-1-1 Zone, and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. CD1

---

- **6/16/2020 APPLICANT PRESENTATION**

- Multi-family lot. Max FAR .75. Existing house is a little over 1,000sf. (to remain)
- Demoing small rear detached garage.
- New residence 2,542 sf (Max height 27') + existing yields 3,629sf.
- No deviations or setbacks
- Can you clear up discrepancy in square footage?
- Street scape presented.
- Site plan
- Floor plans
- Roof decks central in building, hidden behind sloping roofs or stucco.
- Materials: off white stucco, close to stark white, dark brown stained wood details, red clay blend roof, Some stone at new structure entry, Clad dark brown windows.
- Maxing out FAR. Carport is not counted in FAR, not space under habitable.

- **6/16/2020 PUBLIC COMMENT**

- Healy/Swanson: Size of project is too big. 3x existing and 3x neighbors. No yard as previous. Concerned about privacy. Could create shadows. What if it becomes a rental and quality of life.
- Albence: Garage right on PL? (Garages that cannot be accessed from structure can be built in setbacks) Is 8' driveway wide enough? Actually driveway is 4' wider onto neighbors property. There is a joint use easement for the 12' wide driveway. 3 units, hardly any parking. Very large.
- Heft: More units, not enough parking, Something off in dimensioning at front of property for lot width. Will ADU be an office or actual rental? Sewer problems in this area. Adding capacity. Looks like second floor is visible from street.
- Chatham: Monstocity. Out of context with neighborhood, mostly single story cottages. Third story deck is unacceptable. Homes should be a retreat of peace and tranquility. LJ is losing it's character. Not enough parking. Roads and utilities cannot accommodate this level of development. Already at or beyond capacity. Must first improve infrastructure before approving higher density.
- Forbes: Ay incentive for affordable housing (applicant: no) Which way does water go? (Applicant: all new impermeable surfaces will direct towards street)

- **6/16/2020 COMMITTEE DISCUSSION**

- Blackmond: This will dwarf residences on either side. What will do with shadows? Will carport be filled in? Parking issues. Too much crammed in small space
- Costello: Confirm with city that carport under habitable is exempt. Neighbor context and how driveways fit with neighbors.
- Fremdling: Want to complement architect for sticking with original architecture that exists. Think the plan is exceptionally clever. Yes the carport might get enclosed but it's hidden from street. Handsome project. ½th projects are old cottages, ½ are tasteful 2-story

- Jackson: agree design is better than expected. There are a few similarly sized projects. City requiring new water and sewer service. Concerned with carport. 10% overdone. Concerned about rental density.
  - Kane: Echo Fremdling and Jackson
  - Leira: Glad to see roof decks in roof system, building still looks like too many hats, should reduce deck to bring roof slope all the way to 42" guardrail, Palomar is a view corridor, so front yard is critical and see landscape plan that complies. Concerned about drainage. Shouldn't carport be counted when enclosed space above.
  - **6/16/2020 DELIVER FOR NEXT TIME**
    - Fix project description at city with respect to sf.
    - Clarification of attached garage in setback.
    - Carport exempt from FAR?
    - Something off in dimensioning at front of property for lot width
    - Confirm with city that carport under habitable is exempt.
    - Satellite view with proposed project and surrounding
    - Google street view montage with street scene
    - How much capital infrastructure financing charged to this property
    - How much lot coverage, how much permeable
    - What is across back property line. And across street.
    - Copy of easement to guarantee driveway remains
    - Better siteplan: enlarged, dark pen to outline or color code uses/new/old and landscape
    - How does front yard landscape comply with view corridor requirements.
    - Try to integrate roof to hide roof deck guardrail height and only see barrel tiles.
- 

### **ITEM 3: FINAL REVIEW 7/14/2020**

Project Name: Conant Residence – 420 Pearl St  
Permits: CDP  
Project No.: 655226 DPM: Xavier del Valle  
Zone: LJPD5 Applicant: Drew Hubbell  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/655226>

LA JOLLA (Process 2) Coastal Development Permit to demo existing residence and construct a new three-story, 4,493 square-foot, two-unit residence with basement garage, roof deck, and driveway at a site located at 420 Pearl Street. The 0.083-acre site is in the La Jolla Planned District (LJPD) Zone 5 and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

#### **4/21/2020 – APPLICANT PRESENTATION**

- Client has been on property for 20 years, run down shingle style on property, building townhouse
- Large 3 story on either side.
- Elevator will serve both units but not to roof top.

#### **4/21/2020 – PUBLIC COMMENT**

- text

#### **4/21/2020 – COMMITTEE DISCUSSION**

- Leira – building matches many of older apartment buildings in area. How far does building go to back? (15’ rear setback landscaped)
- Kane – how do windows relate to neighbors? Proximity? Privacy? (10’ on one side, 17’ on the other to adjacent building) They will be opaque in bathrooms
- Kane – Downtown Santa Barbara – love it
- Leira – appreciate the location of the terraces

**4/21/2020 – ADDITIONAL ITEMS**

- Overlay neighboring building windows
  - Landscape plan
  - Materials board
  - Resolve elevators
- 

**ITEM 4: ACTION ITEM**

Review and Recommendation to CPA regarding response to **Complete Communities Proposal**