

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
2ND AND 3RD TUESDAYS; 4:00PM

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/2022-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting** . 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)

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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 24 hours before the meeting on the LJCPA website or 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. It is not necessary to repeat previous comments.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

- Costello – Assessment Letters
- Kane – Add Coastal View Corridor Code Revision

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 2/21/2023

Project Name: 7056 Vista Del Mar
Applicant: Roger Sammon
Project Info: PRJ-1060098

(Process 3) Coastal Development Permit at an existing two-story single family residence for a proposed remodel, 749 square foot attached accessory dwelling unit, and 333 square foot deck. The 0.13-acre site property is located at 7056 Vista Del Mar Avenue in the RS-1-7 zone and Coastal (Appealable) Overlay and Coastal Height Limitation Overlay Zones within the La Jolla Plan area, Council District 1.

1/17/2023 – Presentation

- Project Orientation, second floor added in 1986
- Existing non-conforming house (over FAR) awaiting update to ADU code to add max 800sf
- Existing has over-height element. New addition complies with height limits.
- Presented to neighbors included next door to North (only affected by update)
- Comments:
 - Merten – plan difference on orientation of gable in North addition. (gable facing west is the latest) Merten – concerned about 24’ angled building envelope at setback.
 - Leira – FAR questions. Where is garage? How many units total (2: main house + ADU) Uncomfortable with recommendations on projects when code is not finalized. Does addition follow required setbacks? (yes)
 - Fremdling – Where is access to ADU? (North side)
 - Merten – Is it within beach parking impact? Would prefer to see parking for ADU.
 - Kane – Adding any area to main house, non ADU? (yes, filling in covered area already included in FAR)
- Deliver for next time:
 - Angled setback
 - Parking for ADU required
 - Aerial photo with adjacent buildings. Show additional area.
 - Explanation of Findings ... Does parking impact affect findings? Special findings needed to increase FAR?
 - Send copy of current vs Proposed code at issue here.

2/21/2023 – Presentation

- Applicant Presentation
 - Allowable per not yet adopted August update to local Municipal code
 - No required parking for ADU, keep existing 2 spaces, no new spaces
 - How can findings be made?
 - Findings made following adoption of local coastal program section ... per SB9.
 - “Findings can be made for Coastal Development Permit, following adoption of LCP-6-SAN-22-0026-1, which involves changes to the current Land Development Code’s housing ordinances in order to implement Senate Bill 9. Applicant to return to DPR/LJCPA upon municipal code update.”
- Committee Comments
 - Kane – Compliment on Exhibits on density on setbacks
 - Leira – Creative, no problem with additional density, concerned with approving something not yet codified.
 - Costello – Like the project, creative
- Motion
 - After careful review at 2 meetings we endorse the project but postpone final action until relevant SDMC revisions have been fully approved. (Jackson/Fremdling)
 - Motion PASSES (8-0-1) chair abstains

ITEM 2: FINAL REVIEW 2/21/2023

Project Name: 6825 La Jolla Blvd.
Applicant: Scott Frontis
Project Info: PTS-693412

(PROCESS 2) Easement Vacation to vacate sewer easement and Coastal Development Permit to convert 1-story residence to mixed use retail & office space with Junior Accessory Dwelling Unit and add 2nd floor residence located at 6825 La Jolla Blvd. The 0.13-acre site is in the La Jolla Planned District-4 and Coastal (Non-Appealable) Overlay Zone and Coastal Height Limit Overlay, Parking Impact Overlay Zones, and within the La Jolla Community Plan area and Council District 1.

1/17/2023 – Presentation

- Project Orientation, mixed use, commercial space attached to first residential unit, 2nd 2-story unit with attached ADU. 3 residential units total. 1.3 FAR allowed, .98 proposed.
- Comments:
 - Jackson – Seabreeze neighbor typically blocks alley. (applicant: owner is aware and has discussed with neighbor)
 - Kane – Explain commercial space intent (app: owner intends to keep their financial services business there) Signage? Reviewed by PDO? (Intend very low impact signage) Parking for business (Yes, one space supplied).
 - Gaenzle – Cycles require 15' rear setback? Question about density/ADUs. (app: JADU removed, ADU proposed instead and allowed to encroach rear setback.) Would like to see cleared cycles.
 - Leira – Commend widening sidewalk. Don't like 6' breezeway between buildings.
 - Kane – There is a neighborhood streetscape plan in the works. Advise connecting with them. Contact Trace Wilson.
 - Fremdling – cool that they encapsulated existing building. Live work is what should happen in this area.
- Deliver for next time
 - Exhibit of improved sidewalk street scape.
 - Show windows in breezeway
 - Aerial Photo showing nearby buildings with proposed footprint overlaid. Include photos of adjacent (see below comment)
 - What adjacent? East and South

2/21/2023 – Presentation

- Applicant Presentation
 - Aerial Image
 - Contextual Images (neighboring buildings)
 - New streetscape after coordination with Trace Wilson street improvement plan. 2 Gold Medallion trees along sidewalk and 1 on-site.
- Public Comment
 - Miller – Where is garage access?
- Committee Comment
 - Leira – Sidewalk dedication expanded to 10'? (applicant: yes) How wide is clear path? (app: 6.5' at tree, 10' otherwise).

- Leira - Ramp required to access building? (app: yes, or from Bonair) Not a fan of ramps, gather garbage. (app: 2.5' from sidewalk to commercial floor level, applicant willing to consider enhanced ramp design)
- Leira – Don't like 4' spacing between buildings unless designed well, make something special like historic cities.
- Kane – Agree with icky ramp. Inspiration at LJMCA sculpture garden. Park and Market Building downtown, World Famous art installation alley in Cuba.
- Leira – Service commercial still exists in LJ alleys can be charming.
- Motion
 - Findings CAN (Jackson/Rasmussen)
 - Williams – Yes
 - Shannon – yes
 - Rasmussen – yes
 - Leira – No
 - Kane – yes
 - Jackson – yes
 - Fremdling – yes
 - Costello – no
 - Will – abstain
 - Motion **PASSES 6-2-1**

ITEM 3: ~~FINAL REVIEW 2/21/2023~~

Project Name: ~~625 Wrelton Dr~~
Applicant: ~~Phil Quatrino~~
Project Info: ~~PTS 696528~~

~~(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.~~

~~1/17/2023 – Presentation~~

- ~~Amendment to older CDP~~
- ~~Changing to flat roof modern style, adding second floor area over East wing single story portion of house. .55 FAR allowed, .51 proposed.~~
- ~~Comments:~~
 - ~~Kane – Changing style, current style has lots of small volumes, Can you show us 3D views. Will back unit be updated to match? (app: already a flat roof “box”)~~
 - ~~Costello – Have you spoken to neighbors (app: owners have been in conversation) Try again. Cycles mention standard sidewalk. Please push back against city. Current pad has/had slope. Are there ESL steep slopes? Not a fan of the architecture style change.~~
 - ~~Fremdling – Currently stripped to studs. Why?~~
 - ~~Leira – Don't agree with “CDP amendment” seems like a new project.~~

- ~~○ Costello – Don't like starts/stops to construction. Debris container sitting there this whole time. Can it be removed until permitted construction resumes?~~
- ~~○ Kane – Was work done with benefit of permit? Was this subject to historic review? Is there a coastal view corridor.~~
- ~~○ Jackson – Feels hopelessly off the rails with proper permit process. Applicant admits having never seen project site. What is actual intent for construction?~~
- ~~○ Miller – Is 3rd floor allowed (yes)~~
- ~~Deliver for next time~~
 - ~~○ Materials board or rendering~~
 - ~~○ 3D or Isometric to demonstrate articulation of form.~~
 - ~~○ Color plans to show new additions.~~
 - ~~○ Before and after aerial (satellite) photo.~~
 - ~~○ Demonstrate how modern style fits community character, which is already eclectic.~~
 - ~~○ Remove debris container until permitted construction begins~~
 - ~~○ 2 site sections from Tourmaline parking lot to street~~
 - ~~○ Need to know status of permitting and past construction~~

~~2/21/2023 – Presentation~~

- ~~Project Orientation~~
 - ~~○~~

ITEM 4: PRELIMINARY REVIEW 2/21/2023

Project Name: Castellana Residence
Applicant: Shani Sparks
Project Info: PRJ-1062557

Process 2 - Coastal Development Permit (CDP), Process 3 – Site Development Permit (SDP) To construct a three-story, ~~10,120 square foot~~ 6,292 (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

2/21/2023 – Presentation

- Project Orientation
 - Actual GFA is 6,292sf where 6,312sf allowed
 - ROW dedication and street widening,
 - Underground parking/basement, 2 story above, 4 parking spaces
 - 1' below 30' Coastal Height Limit
 - Living on First Floor, 4 bedrooms on 2nd Floor
 - Tree well through decks
 - FAR conforms, Conforms to All Height Limits, Planning cleared these items
- Public Comment
 - Miller – What does glass look towards (distant views toward pier)

- Merten – North elevation, NE corner projects above angled building envelope (applicant: will review and respond). NW corner of open trellis over height limit, 36’ (applicant: will review and respond, roof projections allowed to encroach and vehicle access area does not define grade) Area to right (West) of garage door is not vehicular area.
- Brun – Concerned with size and erosion during construction, not consistent with neighborhood size.
- Ahern – Many neighbors have similar concerns, has there been Geotech review? Massive.
- Henegar – Existing easement on East side of lot (applicant: easement is on neighbors property, will double check with Civil Engineer) Excessive bulk and scale.
- Kinsella – Bulk and Scale, does not fit neighboring size trend, assuming this is a spec house, does not belong here.
- Committee Discussion
 - Leira – sections show 3 floors, take a look at 3 story façade, what happens to view from Crespo drive
 - Kane – My neighborhood, really big, out of context, right on street, vertical stone elements don’t help, dramatic but inappropriate, Push it back from street. Subterranean areas need closer scrutiny, we’ve proposed code amendments, very formal landscape could be more organic – shouting “look at me”
 - Shannon – Sometimes we focus on square footage, agree it stands out and could be softened, subterranean area can have destabilizing affects on soil stability and drainage
 - Williams – Question about geo hazard numbers
 - Jackson – Geo hazard brought up in cycle issues, What was required and done? (applicant: all this is closely reviewed, there is some bad soil on lot, excavation is helping with stability of hillside, great care taken with slope stability and shoring)
 - Costello – Would like to see geo report
 - Jackson – Do we have a clear criterion for bulk and scale? Not really.
- Deliver for Next Time
 - Extend section through lot Crespo to Valdes and homes on Valdes drive.
 - Review existing vegetation and what is planned to remain
 - Consider pushing it back
 - Consider overall height
 - Provide Geotechnical report

ITEM 5: PRELIMINARY REVIEW 2/21/2023

Project Name: 6308 Avenida Cresta
Applicant: Roger Sammon
Project Info: PRJ-1067770

COASTAL DEVELOPMENT PERMIT to demolish an existing 1-story 2,506 square-foot (sf) single-family residence and existing site walls and construct a new 2-story ~~4,998~~ 4,968 sf single-family residence including a roof terrace, covered terrace, and associated site improvements (I.e. hardscape, landscaping). The project is located at 6308 Avenida Cresta. The 0.23-acre project site is in the RS-1-7 Zone, Coastal Overlay N-APP-2 Zone, TPA, Parking Impact, Coastal Height Limitation Overlay Zone within the La Jolla Community Plan Area. Council District 1.

2/21/2023 – Presentation

Agendas and Committee Reports are available online at www.lajollacpa.org
Please contact info@lajollacpa.org with questions/concerns.

- Project Orientation
 - 4,968sf after submitted revision
 - Similar footprint to existing, building 2-story
 - 4 car tandem parking to limit perceived parking to just 2.
 - Fully complies to zoning requirements
 - 2-3' below height limit (just under 30' at chimney)
 - Invited 5 immediate neighbors to meet and review plans, 2 attended, one responded with letter in chat. She was in favor
- Public Comment
 - Nussbaum – neighbor reviewed plans and endorses project
- Committee Comment
 - Leira – City comments re drainage plan (app: keeping same drainage plan as existing but have not fully resolved all details) Green in rear? (app: yes, wavy line is just curb between trees and lawn) Any existing mature trees? (app: yes, keeping some)
- Deliver for next time
 - Existing mature trees on-site and which will remain (app: camelias in back will remain, junipers in front will not remain)
- Motion to MAKE final (Jackson/Kane)
 - PASSES unanimous
- Motion Findings CAN be made (Jackson/Kane)
 - PASSES 8-0-1 chair abstains

ITEM 6: DISCUSSION 2/21/2023

- View Corridor Code Changes
 - Impacts to LJ Community Plan, LJPDO, LJSPDO, SDMC, Coastal Permit Procedures
 - Establishment and Enforcement of Coastal View Corridors is lacking
 - Suggested changes
 - Public right of action if landowner does not maintain as specified in deed restrictions
 - Clarify requirements, lowering vegetation limit from 3' at front of lot down to 2' towards rear of lot, canopy over 8' allowed
 - Discussion
 - Will – would like to make sure there is clarity between visual corridors and view corridors and requirements of each ... views down setbacks between private residences vs views down mapped view streets which extend into/onto private property setbacks