

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

- TUESDAY 4 PM -
La Jolla (Riford) Library – Community Room
7555 Draper Avenue
La Jolla, California

Applicants:

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting** .
- Presentation materials for the meeting should also include materials board and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- Easles should be made available on-site. IT is recommended you bring some foam board to attach your drawings for presentation.

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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. *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:

Will(chair), Jackson, Leira, Rasmussen, Shannon

NON-AGENDA PUBLIC COMMENT:

- Girard Project coming to DPR - yes

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 4/11/2023

Project Name: Adelante Townhomes
Applicant: Ryan Wynn
Project Info: PRJ-1073585

Coastal Development Permit and Tentative Map for the demolition of an existing office building, subdivision of one lot into 13 condominium units, and construction of one new two-story multi-family residential building with a basement level, covered parking, and roof decks totaling 21,485 square feet located at 5575 La Jolla Boulevard. The 0.30-acre site is in the La Jolla Planned District-4 Zone (LJPD-4) and Coastal Overlay Zone (Non-Appealable 2) within the La Jolla Community Plan area.

4/11/2023 Minutes

- Russ Murfey, Scott Murfey, Ryan Wynn – Second meeting since first vote and noticing concerns (4th meeting total)
- 13 residential units (for sale units),
- Low income units provide waivers/incentives
- How conform to landscape provision?
 - Exceed by significant amount using option B
- How conform to height limit
 - PDO (zoning) and Coastal (Prop D) height limit
- Density Bonus utilization
 - Jurisdiction of SD
 - Lot area is 13,000 +/- divide by 1500sf -> 9 units multiple by 1.35 = 13 units total.
 - 11% set aside for **very low income** comes to one (one affordable, 12 market rate)
 - Estimated sale price \$800-\$1.2M
 - Low income uses 50% of area median income and then back into mortgage payment.
- Selection of affordable unit
 - 8 of 13 units are 1-bedroom, City requires affordable to be selected from most common unit type, additionally selected one of 2 identical units, other 6 one bedroom units are within 50-100sf of total size. (other 6 range from 5-26% larger per public attendee comment)
 - 2x 850, 1x 951, 1x 965, 2x 966, 1x 1025, 1x 1082
- 2 incentives earned by setting aside 11% of units as affordable
 - PDO requires ground floor retail and no ground floor retail, using 1 incentive to waive that section, justified to city.
- Floor Area is a waiver, not an incentive
- Curb cut is existing with neighborhood easement
- Leitner – Was my email sent to committee members, Request committee to deny
 - Does not comply to PDO
 - Character is neighborhood commercial
 - Retail is a primary use
 - May not use incentives for certain items
 - FAR, Max bonus for zone 4, Waiving retail is a re-zone, not a waiver (Process 5).
 - 1st floor is closer to street level than garage and should be considered “ground floor”.
 - Traffic Calming was done to improve neighborhood commercial zone, walkable, pedestrian friendly retail area.
 - Do not believe incentive for doing away with retail ... should be a rezone
- Meroski – Have worked with Murfey team to address housing concerns. Employee but wish to be heard as a 32 resident of the community, My generation represents over 25% of population but generation accepts housing crisis may prevent ever owning a home. We must do something about housing crisis. It affects me and my generation.
- Schmidt – Housing crisis, vacation rentals, funds buying single family homes, This does not have significant affect on housing crisis
 - Community character – This is a business district, \$1M spent to improve retail area. Business has never been as successful as today.
 - This project marks the end of the business district, character is lost
- Terry – Strong and wrong signal to property owners to upgrade retail or convert to residential
 - Applicant unwilling to meet mixed use requirement
 - Decreases walkability

- Costs to community
- Ignoring 6 fundamental elements of PDO
 - 35% density bonus, 2 incentives, unlimited waivers
- Associated density bonuses and waivers applicable
- Can waivers be used against these items
- Committee or city cannot make educated decision
 - Affordable unit is not applicable
- Applicant – Many units under \$1M is “affordable” by LJ standards
- Dunbar – Oppose project because does away with retail, prime corner for retail.
- Leitner – Does not comply with local Coastal Program
- Leira – Would like to see parking plan, (applicant: 24’ drive aisle) How do cars adjacent to ends navigate into spaces. Product you have doesn’t fit the site. Designed an alternative that does not require underground parking, alley parking, 10-12 cars will fit, 10 units, maybe more, total cost would be much lower, Those savings benefit the community, Don’t need to maximize density, Can keep retail, live-work loft, This is an OK spec project. Don’t think all those deviations from code are worth just one low-income unit.
- Shannon – Personal and professional interest in this project, interested in development, all my interests overlap in real estate, interest in making a profit, San Diego association of realtor board of govt affairs, so many state laws trying to destroy community, AB1033 would allow condo of ADUs, Roundabouts have improved Birdrock
- Jackson – Very technical issues raised as ammunition to fight one big issue that folks have which is the loss of retail. PDO rules are at odds with state law, Affordability is a real concern, My view is this project does reasonable well to satisfy a real need. Things are bumping into one another
- Rasmussen – Was my understanding you can waive the PDO requirements with low income. Come around to notion that we don’t need more small retail in Bird Rock.
- Motion – Findings CAN be made (Rasmussen/Jackson)
 - For – Jackson, Rasmussen
 - Against – Leira, Shannon
 - For – Will (chair votes to break a tie)
 - PASSES 3-2-0

ITEM 2: FINAL REVIEW 4/11/2023

Project Name: 960 West Muirlands
Applicant: Dorian Lytle
Project Info: PRJ-1077208

960 West Muirlands Drive (0.222-acre site) in the RS-1-2 and RS-1-5 within the Coastal (Non-Appealable-1) Overlay Zone, Coastal Height Limit Overlay Zone, Complete Communities

Mobility Choices (CCMC Mobility Zone 2), Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Transit Priority Area (TPA), Paleontological Sensitivity Area of the La Jolla Community Plan Area within Council District 1 to demolish an existing single-family residence and construct a new two-story single-family residence with a 472-square foot deck and a subterranean basement two-car garage.

• Process 2 – Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0707 to demolish an existing single dwelling unit and construct a new single

dwelling unit.

4200 sq ft 2-story+basement house replacing existing 1000sq ft 1-story house on sloping lot between street and golf course

4/11/2023 Minutes

- Lytle – Prelim orientation
 - 2 story plus subterranean garage
 - Owners request to keep home compact and maintain yard
 - Home setback from both front and rear setback, pulled back to protect neighbors view
 - Second floor steps back, Gables clipped short of side setbacks
 - Small second floor deck central to lot. Protecting neighbors privacy (no roof deck)
- Requests for deliverables
 - Site Section
 - 3D massing (bird's eye)
 - Rendered photo montage
 - Character – only deviation from community character is not duplicating two story homes that are vertical immediately at front setback, This steps back more than most.
- Met with neighbor (Yurgi) to coordinate driveways, address drainage issues
- Miller – Size being demolished (approximate 1500-2000sf all in with garage and accessory structure
 - New is 4300sf above grade
 - Can two cars park in driveway (yes, outside of sidewalk)
 - Where is AC unit (discussed with neighbor, protected neighbors)
- Adams – Client rented this home on and off over the years, this is a great improvement, some built across the street have poor/no style, this is an excellent addition style/character-wise, compliment applicant
- Yurgi – happy to see how shared with neighbors, applicant has been very amenable
- Motion – Findings CAN (Jackson/Rasmussen)
 - In favor (Leira, Shannon, Jackson, Rasmussen)
 - Abstain (Will (as chair))
 - PASSES 4-0-1