

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

Report – June 2016

**June 14, 2016:** Meeting Cancelled due to a lack of projects to present

**June 21, 2016 Present:** Benton (Chair), Costello, Kane, Leira, Ragsdale, Welsh

**1. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

6/21/16 James Ragsdale and Diane Kane – discussed the Citizens for Responsible Coastal Development. They expect the next draft condition

6/21/16 Diane Kane noted that the CPA website is not displaying current agendas and minutes. This appears to becoming the status quo, and that is making it more difficult to continue the discourse on issues of importance to the community.

**2. APPROVAL OF MEETING MINUTES**

Meeting May 10, 2016

**SUBCOMMITTEE MOTION:** To adopt the Meeting Minutes of May 10, 2016, as presented.  
(Ragsdale / Will 3-0-3)

In Favor: Costello, Ragsdale, Will

Opposed: 0

Abstain: Benton, as Chair, Kane, Leira

**Motion Passes**

**3. PRELIMINARY REVIEW 6/21/16**

Project Name:	<b>Fay Avenue Map Waiver</b>	Permits:	CDP & TM Waiver
	7432-7434-7436 Fay Avenue		
Project No.:	481476	DPM:	Firouzeh Tirandazi
Zone:	RM-1-1	Applicant:	Robert Bateman

A Process Three Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to three residential condominium units. The 0.16-acre site is located at 7432, 7434, and 7436 Fay Avenue in the RM-1-1 Zone, and the Coastal (Non-appealable Area 2), Coastal Height Limitation, Coastal Parking Impact (Coastal), Transit Area, and Residential Tandem Parking Overlay Zones within the La Jolla Community Plan and Local Coastal Program area.

**APPLICANT PRESENTATION 6/21/16:** (Robert Bateman, Claude Anthony Marengo)

The map was presented which shows that the condominium map will create individual ownership of the three existing units that are on a lot with multifamily occupancy of one parcel. The existing three units are grandfathered units on a 7000 sf site. The original house was constructed in 1917, and the rear units in 1962. A CDP was issued in 2001 for modifications to the existing structures, indicating that there were three units at that time as well.

A condition of the map is that the two underlying legal lots are consolidated into one legal lot. The condominium map would likely result in separate ownership of these three units. The condominium map would be extinguished in the future in the event the property is restored to common ownership.

Each unit will be assigned a minimum of 2 parking spaces, in tandem. That will leave on tandem pair of spaces to be assigned at the discretion of the condominium association.

A landscape plan was presented. The landscape plan is substantially the same as the existing landscape.

**DISCUSSION 6/21/16**

A discussion ensued about the significance of condominium ownership of the three units as opposed to the common ownership for rentals, as well as the significance of the nonconforming number of units.

Under the current zoning, a maximum of 2 units are permitted under RM-1-1; the La Jolla Community Plan designation for this site is Low Medium Density Residential (9-15 units per acre). Under both designations, a maximum of 2 units would be permitted if a new project were undertaken under current standards. The previous zone was R2, which has the same density calculation as the RM-1-1, also permitting only 2 units. CDP 41-0054, approved June 27, 2001, indicated that there were 3 legal nonconforming units on the site at that time.

The density is over the allowable density. The number of units is greater than the currently allowable density. This number of units is a nonconforming existing condition.

Please provide for FINAL REVIEW:

- a. A finding by City staff that indicates that the approval of 3 condominium units on this site is justified if it can be shown that this legal nonconforming density was approved and legally constructed previously. Identify the specific Zone that existed in the 1960's when the buildings were first approved (zone may have been R-3 which allowed 3 units on the lot).
- b. Provide evidence of conformance to the affordable housing requirements for the conversion of these 3 units to condominium ownership.

The project is continued to the July 12, 2016 meeting.