LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – November 15, 2016 – 4:00 pm

La Jolla Recreation Center – 615 Prospect Street, Room 1 La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

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

2. APPROVAL OF MEETING MINUTES

Meeting November 8, 2016

3. FINAL REVIEW 11/15/16

Webb Residence Permits: CDP and SDP Project Name:

5192 Chelsea Street

Project No.: 495850 DPM: John Fisher Zone: RS-1-7 Applicant: **Brian Will**

(Process 3) Coastal Development Permit and Site Development Permit (for Environmentally Sensitive Lands) to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet. The 0.24 acre site is located within the Appealable Coastal Zone at 5192 Chelsea Street in the RS-1-7 Zone of the La Jolla Community Plan. (Ref. PTS 449388 for pool permit).

APPLICANT PRESENTATION 11/08/16 (Brian Will)

This is a categorically exempt remodel. The house will be pulled back from the bluff to be able to construct a pool. The pool triggers a SDP. There will be an actual reduction in floor area of about 1200 sq ft. The sideyard setbacks are non-conforming at 4 feet each. 7 ft setbacks would be required if there was a complete demo and new house. This would be at a loss of too much floor area. Hence, the categorical exemption to retain the non-conforming setbacks.

PLEASE PROVIDE FOR FINAL REVIEW:

- a) Please indicate the existing walls on the drawings.
- b) Consider ways of having windows at the sides of the house.
- c) Open the sideyards for public views from the street to the ocean.
- d) Please provide photographs of the sideyards.
- e) The Committee recommends that the rolled street curbs be retained.

- f) Please provide a section showing the ocean, bluff, pool, and house.
- g) Consider having the top 3 feet of the gate being visually open.
- h) Please provide a landscape plain.
- i) Please provide a materials sample board.
- j) Please have the figures of the Geotechnical Report corrected where the formations are incorrectly labeled "Scripps Formation".

This matter is continued to a later meeting.

4. PRELIMINARY REVIEW 11/15/16

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: 745 Eads CDP/MW Permits: CDP & TM Waiver

7435 & 7437 Eads Avenue

Project No.: 506361 DPM: Glenn Gargas Zone: RS-1-7 Applicant: Beth Reiter

(Process 3) Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. This 0.16-acre site is located at 7435 & 7437 Eads Avenue, in the RM-1-1 zone of the La Jolla Community Plan area, in the PIOZ Coastal Impact and Coastal Height Limit Overlay Zone.



MEETING PROTOCOLS

- 1. The Meeting will proceed in three parts:
 - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
 - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.

- 2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
- 3. The Committee may, by a unanimous vote, proceed to consider a vote of recommendation on a project presented for Preliminary Review.
- 4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.