

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday May 9, 2017 – 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 April 18, 2017

3. PRELIMINARY REVIEW 5/9/17

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

Project Name:	Kolmar Residences	Permits:	CDP & PDP
	257 Kolmar Street		
Project No.:	490118	DPM:	Morris Dye (619) 446-5201
Zone:	RM-1-1	Applicant:	Daniel Linn

(Process 2) Coastal Development Permits to demolish an existing residence for the construction of two detached residences on two contiguous lots with a combined total of 4,528 sq ft at 257 Kolmar St. The 0.114 acre site is in the RM-1-1 zone, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area.

4. PRELIMINARY REVIEW 5/9/17

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

Project Name:	Moss Lane Vacation	Permits:	ROW Vacation & CDP
	Between 5725 & 5735 Dolphin Place		
Project No.:	517801	DPM:	PJ Fitzgerald
Zone:	RS-1-7	Applicant:	Jorge Palacios

LA JOLLA (Process 5) Public Right of Way Vacation and Coastal Development Permit for the vacation of a 20 foot wide unimproved portion of Moss Way located between 5725 and 5735 Dolphin Place. The 0.044-acre site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. (note related CDP: No. 40-0205)

5. PRELIMINARY REVIEW 5/9/17

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

Project Name:	Mojdehi Residence	Permits:	CDP
	7567 High Avenue		
Project No.:	527469	DPM:	Paul Godwin
Zone:	RS-1-7	Applicant:	Leticia Bonnet

LA JOLLA - (Process 2) FLAT FEE - Coastal Development Permit to demolish an existing single-family residence and construct a two-story single-family residence totaling 5,190 square feet. The 0.2-acre site is located within the Coastal Overlay zone (Non-Appealable) at 7567 High Avenue in the RS-1-7 of La Jolla Community Plan within Council District 1.

6. DISCUSSION ITEM 5/9/17 - CONTINUED FROM 2/21/17, 4/11/2017, 4/18/2017

Overview of recent approvals of condo conversions in the RM 1-1 zone. This will include a discussion of the effects these conversions have on the neighborhood character. Further discussions at later meetings may result in requests that the City staff could clarify the application of the SD Municipal Code to condo conversion projects.

A vote may be taken regarding a resolution of the recommendations of the DPR Committee to the CPA.

Discussion 4/11/2017:

Reviewed condo requirements, SDMC seems to differ from state. State requires open space, city exempts for projects less than 4 units. Why do we allow fences, defeats the communal aspect of Condo. Who does maintenance without CC&Rs? What prevents one owner from using all available FAR on an addition? Who enforces parking restrictions? Should we prepare a list of deliverables for applicants? Can we request the city require a draft condo plan?

Discussion 4/18/2017:

Leira: 3 types of concerns:

1. Building Condition
2. Site requirements (including private, exclusive use exterior space, and shared use exterior space)
3. If demolition/construction occurs, does proposed meet community character?

Kane/Leira: Presentation and review of draft document

“La Jolla Small Condominium Conversion Project Checklist for 2-4 units and 4-10 units (DPR, April 2017)” see attached.

- Discussion on appropriateness of items 18,19 (sale price and low-income housing)
- Discussion on how to ensure the checklist does not imply requirement where none exists
 - How does the checklist fit in with city requirements (jurisdiction)
 - How much of this information might be sent to LJCPA President
- Committee members to review and comment prior to next DPR meeting

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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.