

**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:	<b>Kolmar Residences</b>	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 7567 High Avenue	Permits:	CDP
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

