

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday May 16, 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 March 9, 2017

3. FINAL REVIEW 5/16/2017

Project Name:	La Jolla Blvd CDP/MW 7209 & 7211 La Jolla Boulevard	Permits:	CDP & TM Waiver
Project No.:	531899	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Beth Reiter

(PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

Applicant Presentation 4/11/2017: (Beth Reiter)

Presentation for map waiver only, 2 units, No changes to structures except GFI outlets, smoke alarms and CO alarms. Parking Table 142-05c requires 1.5 spaces/ea for 3 bedroom units. 3 spaces req'd, 3 spaces proposed although room for more with tandem parking (allowed). The only common shared space is in the rear parking area.

Discussion 4/11/2017:

No Condominium documents are available. **Scenario:** What mechanism is in place to prevent Condo owner 1 from requesting a building permit to expand and use all available FAR on the lot without Condo owner 2 being aware? No answer, but applicant will ask owners/attorneys to consider. Exempt from CAP requirements but committee members requested looking at possible permeable paving. Parking plan looks disjointed, Street trees are required but require 5'x5' planting area. Current 10' ROW from curb is 2.5' planting, 5' sidewalk, and 2.5' planting. Committee requested

investigate moving sidewalk to one side or other. Committee suggested area on street side of front fence should be maintained as common area (unified care and design). Noticing to tenants is being done.

Items requested for second presentation 4/11/2017:

- a) Complete Parking Plan
- b) Show front Landscape area as shared space
- c) Show 5' wide greenway and 5' wide sidewalk and locate street trees
- d) Bring zoning map
- e) Provide a colored overlay of the property, show area of interior, exterior private, exterior public and include square footage and % for each.
- f) Bring support documents for Climate Action Plan exemption
- g) Show utility meters/laterals on plan and trash storage location
- h) Provide photo montage of street (minimum two houses in each direction)
- i) Address how Owner "1" can't just go to city and apply for permit and use all of the available FAR and leave owner "2" without recourse.
- j) What is current and allowable FAR on site

PROJECT WAS NOT REVIEWED 4/18/2017

Applicant elected to continue this item until the May 16 DPR Meeting

4. FINAL REVIEW 5/16/17

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.

APPLICANT PRESENTATION: 5/9/2017 (Daniel Linn)

The original structure was built in the 1950s. Two independent houses are proposed, each with a garage. Each 2-stories with a small third level room. 3 bedrooms, 2.5 bath. Each lot is 25 ft x 100 ft.. Alley to the rear requiring a 2.5 ft dedication to widen alley for conformance. Parking will be from the alley, both carports will have 2 sides open, 2 sides closed (not in FAR). Carport doors will face alley. No deviations requested. Kolmar is a View Corridor in the LJ Community Plan. Landscaping will include 2 trees. Lot coverage is about 80%. The owner will live in one house, rent or sell the other.

Please provide for the next presentation **FOR FINAL REVIEW:**

- a) Please provide a photo montage with 2 houses each side of the Project to illustrate Neighborhood Character.

- b) Please provide a section through the two buildings showing how they relate to each other, and show window alignment.
- c) Please provide a site plan. Indicate permeable concrete and vegetation.
- d) Provide a materials board.
- e) Please provide an aerial photograph of the site.

This matter is continued to a later meeting (request 16 May 2017).

5. FINAL REVIEW 5/16/2017

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.

APPLICANT PRESENTATION 5/9/2017: (Leticia Bonnet, Siavash Khajezadeh)

A PowerPoint presentation was given showing neighborhood context, a site plan, and renderings of the project. No drawings or sections were presented. The lot is 9,436 sq ft, the house 5,190 sq ft. 1st floor is 2,900 sq ft, 2nd floor 1,800 sq ft, FAR is 0.55. 25 ft high. Detached garage to remain and the driveway is permeable.

SUBCOMMITTEE MOTION 5/9/2017: Motion to make the Preliminary Review the Final Review. (Ragsdale / Kane 4-3-1)

In Favor: Collins, Kane, Leira, Ragsdale

Oppose: Gaenzle, Leira, Welsh

Abstain: Costello(Chair)

MOTION FAILS

Please provide for the next presentation:

FOR FINAL REVIEW:

- f) Please provide a photo montage with 2 houses each side of the Project to illustrate Neighborhood Character.
- g) Please provide a plan for a non-contiguous sidewalk making a parkway type sidewalk.
- h) Please provide sections and elevations, and illustrate the building envelope.
- i) Please provide a Landscaping plan.

This matter is continued to a later meeting (request return 16 May 2017).

6. PRELIMINARY REVIEW 5/16/2017

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

Project Name:	Playa del Sur 902 Playa del Sur	Permits:	CDP & PDP
Project No.:	479656	DPM:	Edith Gutierrez (619) 446-5147
Zone:	RS-1-7	Applicant:	Daniel Linn

(Process 4) Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of five single family dwelling units for rent and attached garages with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 902 Playa Del Sur Street in the RM-3-7 zone of the La Jolla community plan area.

7. DISCUSSION ITEM 5/16/2017 – Continued from 2/21/17, 4/11/2017, 4/18/2017, 5/9/2017

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

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.