

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday July 11, 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 June 20, 2017

3. FINAL REVIEW 7/11/2017

| | | | |
|---------------|--|------------|-----------------|
| 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:

- Complete Parking Plan
- Show front Landscape area as shared space
- Show 5' wide greenway and 5' wide sidewalk and locate street trees
- Bring zoning map
- Provide a colored overlay of the property, show area of interior, exterior private, exterior public and include square footage and % for each.
- Bring support documents for Climate Action Plan exemption
- Show utility meters/laterals on plan and trash storage location
- Provide photo montage of street (minimum two houses in each direction)
- 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.
- 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

APPLICANT PRESENTATION: 6/20/2017 (Beth Reiter, Adam Reiter)

- Parking (3 reqd) – 2 car garage + 1 car garage
- Private hardscape/patio, share landscape shown, shared hardscape shown
- Street Trees (2 reqd) – Canary Palms at corners
- CAP provided, utilities to remain, alley to be repaved, new curb ramps, new curb and gutter, replace landscape between structure and alley ROW
- .75 allow FAR, .45 FAR existing
- How control FAR “consumption” neighbor A vs neighbor B. Requires amend CDP requiring both signatures.

DISCUSSION: 6/20/2017

- Explain Garages – owner hired Arch to permit enclosing carports
- Setbacks – 10’ rear (with stair in setback) ... how?
- Where is missing second stair – not on tentative map
- 1138sf + 1460sf + 360 + other garage
- Sidewalk will stay where it is. City wanted street trees on property side of sidewalk. Applicant original proposed to “jog” sidewalk, city rejected
- Lost opportunity for 4th parking space where Eastmost stairs are.
- Address how share parkable space
- Shared water meter, addressed in CCRs
- Utilities independent
- Map should show completion of current building permit
- Leira wants green belt trees, sidewalk reroute

DELIVER FOR FINAL REVIEW:

- i. Finished project on stairs/architecture resolved on map

- ii. Explore sidewalk reroute w greenbelt
- iii. Bring architect/explain rear setback
- iv. Present total SF, FAR
- v. Explore, move stairs, 4th parking space in that place

Request to return 7/11/2017

4. FINAL REVIEW 7/11/17

| | | | |
|---------------|---|------------|------------------|
| Project Name: | Rosemont Duplex MW 654 – 656 Rosemont Street | Permits: | CDP & Map Waiver |
| Project No.: | 508381 | DPM: | Edith Gutierrez |
| Zone: | RM-1-1 | Applicant: | Rob Russell |

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION: 6/13/2017 (Robert Bateman)

Correction: This is a Tentative Map not a Map Waiver. In 2016 a remodel was permitted and completed. Site plan delineated garage parking (2+1) and boundary of exclusive outdoor use areas. Requested subcommittee recommendation that sidewalk extension should not be required.

PUBLIC COMMENT: 6/13/2017

None

SUBCOMMITTEE DISCUSSION: 6/13/2017

Subcommittee agreed sidewalk was not consistent with the character of this neighborhood.

Applicant requested to return July 11, 2017

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

1. Complete Condominium Conversion Checklist
2. Provide copy of undergrounding requirement waiver and explanation
3. Aerial Map of area

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5. PRELIMINARY REVIEW 7/11/17

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

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|---------------|--|------------|------------|
| Project Name: | Megadal Residence 6003 Vista de la Mesa | Permits: | CDP |
| Project No.: | 540699 | DPM: | Morris Dye |
| Zone: | RS-1-7 | Applicant: | Tim Golba |

(Process 3) Coastal Development Permit to demolish one existing dwelling unit and construct a 9,055 square foot single family dwelling unit with pool and spa at 6003 Vista De La Mesa. The 0.22-acre site is located within the Coastal Overlay zone (Non-Appealable) in the RS-1-7 zone of the La Jolla Community Plan area

6. PRELIMINARY REVIEW 7/11/17

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|---------------|--|------------|----------------|
| Project Name: | Hardiman Residence 5626 Dolphin Place | Permits: | CDP |
| Project No.: | 550448 | DPM: | Pancho Mendoza |
| Zone: | RS-1-7 | Applicant: | Joshua Wood |

(Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

7. PRELIMINARY REVIEW 7/11/17

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|---------------|--|------------|------------|
| Project Name: | Bodas Residence 6947 Country Club Drive | Permits: | CDP |
| Project No.: | 551761 | DPM: | Morris Dye |
| Zone: | RS-1-4 | Applicant: | Tim Martin |

(Process 2) Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6.521 square foot single dwelling unit. The

