

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday April 10, 2018 – 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 20, 2018

3. FINAL REVIEW 4/10/18

Project Name:	Eads Ave 7154 & 7156 Eads Avenue	Permits:	TM/CDP/SDP
Project No.:	577900	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Bill Metz

(Process 3) Tentative Map, Coastal Development Permit and Site Development Permit for development of a small lot subdivision, to subdivide 1 lot with two residences (currently under construction) into 2 lots. Located at 7154 & 7156 Eads Avenue. The .166 acre site is in the RM-1-1 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area.

APPLICANT PRESENTATION (3/20/2018) Bill Metz, Peter Weinberg

- Mapping action to lot split, create interior lot line
- Two existing buildings on one lot, 4 parking required, 5 provided, internal lot line.
- Plus 2 parking spaces on street
- Closing curb cut adding one on street parking
- Each unit satisfies FAR for new lot sizes.
- Vehicular and pedestrian access to both lots from both streets
- Parking 2 in garage one, 1 in second garage (practically fits 2, but code fits one), one tandem in front of each garage.
- Lot size is 7,224sf, 3,000sf density/unit,
- Between Rushville and Genter
- Previously cleared one structure and added on to one. (Both extensively remodeled.
- Under construction currently
- No FAR exempt carports

- Setbacks: 15/20 on front setbacks, 8'-3 side, previously non-conforming (less than 4'), approx. 1' at existing garage, 12' wall, filled in existing windows for fire code
- Some existing windows on garage, below fenceline
- Patio on Eads, 12'x18' covered patio open on 3 sides, Impervious coverage (pervious driveway), need to do calculation (LS 1100sf, DW 1350 pervious)
- Both 2 story, no second story setback encroachment
- 6-7' slope (Eads down to Mabel Ln)
- Mostly 2-story on the block
- Where is extent of RM-1-1?
- How many lots have been split, vs Condo, vs Apt, vs Single (At least 3 condo or subdivided)
- One new small lot subdivision in neighborhood
- 6' pedestrian easement along the side PL (rear lot to access Eads)
- All separate utilities, addresses, already
- Can you present elevations (even though this is just a mapping exercise)

PUBLIC COMMENTS (3/20/2018)

- none

COMMITTEE DELIBERATION (3/20/2018)

- 5 parking spaces on-site, 2 on-street.
- May potentially add car-lift but not included for requirement, 18' wide inside but only counting one.
- Intrigued by this project, previous condo projects leave things unclear, cleaner way to allocate land.
- Updated map will be recorded on AP maps/SANGIS
- Fits the development pattern
- Worried that existing buildings go right to setbacks. Can applicant consider conforming to current setbacks? Buildings are close to final construction, all new construction conforms
- Both homes are sprinklered
- No habitable living space in nonconforming setbacks
- Nice spacing between buildings

SUBCOMMITTEE MOTION (3/20/2018)

- Motion to consider this presentation as FINAL (Will/Kane 6-1-0)
 - In Favor: Collins, Costello, Kane, Ragsdale, Will, Zynda
 - Opposed: Welsh
 - Abstain: N/A
- **Motion Fails**

DELIVER FOR NEXT PRESENTATION (3/20/2018)

- Where are neighbors relative to your structure
- Aerial Photo
- Cross section both neighbors through each house

- Photo montage (photo) of Eads and Mabel.
- Code section for small lot subdivision – 143-03
- Color coded site plan for LS and pervious/impervious (with %)
- Street trees required?
- Identify lots that encroach into setbacks on your block
- Table on lots how split, condo, etc.
- Update parking matrix, include building height

Applicant requested to come back 2nd Tuesday in April (4/10/2018)

4. FINAL REVIEW 4/10/18

Project Name:	Demolish Residence 9036 La Jolla Shores Lane	Permits:	CDP, SDP
Project No.:	588291	DPM:	Francisco Mendoza
Zone:	RS-1-1 & RS-1-4	Applicant:	Brian Longmore

(Process 2) Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81-acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones of the La Jolla community plan area. The site is in the Sensitive Coastal Overlay Zones (B and CB), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), First Public Roadway, the Parking Impact Overlay Zone (Coastal, Beach, and Campus), the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan area. The lot appears to contain Environmentally Sensitive Lands (ESL) in the form of Steep Hillsides and Sensitive Vegetation. It also appears to contain MSCP and Coastal bluffs. This should be coordinated with Project No. 478873 for the same address.

APPLICANT PRESENTATION (3/20/2018) Matt Peterson

- New curved house under construction. Own property next door, ugly dilapidated. Keep as yard only
- Single Disciplinary Review deemed not historic (not eligible for designation)
- Opens up his views to the North.
- Nothing proposed to be built, temporary construction staging, but no new garage or any other structure proposed
- Temporary erosion control measures in place, no permanent irrigation
- Torrey Pine will stay.
- No sidewalks on block.
- Erosion control plan was submitted, minor vegetation, mesh temporary, non-irrigated
- Any future permit would require amendment
- Any demo permit in coastal zone requires a CDP.
- Just a back yard. No future plans.
- Submitted a rudimentary landscape plan for erosion control
- Hydroseeding, safety fence at bluff edge

