

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday Oct 8, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

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1. *Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
 2. *Plans are available for in-depth review by contacting the project manager at the city's Development Services Department before the meeting.*
 3. *Public comments will be strictly limited to 2 minutes per person. Please review the following meeting minutes. If another member of the public has already said the same thing tonight or at a previous meeting, please move on to new information. It is not necessary to repeat previous comments.*
 4. ***Applicants:*** *Please present your project as succinctly as possible. Speak clearly and CONCISELY.*
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1. NON-AGENDA PUBLIC COMMENT

- Kane – IB 500 on substantial conformance review. Response from Marlon Pangilinan. Process 1 will notice community groups. Process 2 or higher should come back to the committee. How is this notification happening.
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2. APPROVAL OF MEETING MINUTES

- Meeting Sep 10, 2019
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3. FINAL REVIEW 10/8/2019

Project Name: Rau Residence – 6515 Neptune Pl
Permits: CDP
Project No.: 640816 DPM: Xavier Del Valle
Zone: RM-1-1 Applicant: Scott Frantz
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/640816>

LA JOLLA - (Process 3) Coastal Development Permit to demolish an existing single family residence and construct a new 3,960 SF two-story, single family residence over basement with a roof terrace, site retaining walls, pool and spa, and additional site improvements at a site located at 6515 Neptune Place. The 0.12-acre site is in the RM-1-1 Zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area and Council District 1.

9/10/2019 – APPLICANT PRESENTATION (Frantz, Duke, Crisafi)

- Single Family Residence in RM-1-1 zone
- Retaining wall at front on Neptune, move primary entrance to rear at Vista del Mar.
- 2 front yards with varying 15-20' required setbacks

- Basement just in corner of lot for mechanical and beach shower. No interior access to basement.
- Max height within a foot or so of neighbors
- Comparable footprint (flipped) to existing house
- No view corridor required. 5' side setbacks. Trash enclosure (3'x8') at VdM.
- 7' increase height over existing.
- Roofing MAY be solar tile, otherwise metal roof.
- Home to North is old Tom Shepard, no interest from residents.
- Crisafi – additional photo requirement is above and beyond.

9/10/2019 – PUBLIC COMMENT

- none

9/10/2019 – COMMITTEE DELIBERATION

- Leira – Curious about height relationship to homes across Vista del Mar. (Apartment across street, one tenant attended open house. Homes on other side of street are much higher.). Any impacts on views to beach from public.
- Costello – Engineering request for 10' curb to PL (Under discussion with city, proposing to maintain existing PL position) (Already 10' Curb to PL on VdM side.)
- Jackson – Did Palomar neighbors attend open house? (Yes, they preferred fixed windows along their PL)
- Gaenzle – FAR and SF (3960, 74.7 FAR where 75% allowed)
- Gaenzle – Is that glass on North Elev (yes, at stair tower) Impacts to privacy? (no, looks at a stucco wall) (Crisafi – is that a community concern?)
- Welsh – AC condensers? (Low directly across from neighbor to Souths units) Front retaining wall in 4' requested dedication. (City may want it for utilities. Retaining wall is contiguous to neighbors wall)
- Gaenzle – where fill? Where former garage was located.
- Leira – Concerned about sidewalk dedication, Neptune is narrow, Would prefer wider sidewalks. Can project be designed not to build retaining wall at current PL?
- Gaenzle – section from curb to front of house on Neptune side.

9/10/2019 – DELIVER FOR NEXT PRESENTATION

- Photo montage of homes adjacent and across street.
- Larger aerial photo
- What happens on neighbors building opposite glass stair wall,
- More photos of neighbors for fenestration comparison
- Section through the street with opposing building
- Title sheet project data

10/8/2019 – APPLICANT PRESENTATION

- Brought supplemental information
 - Enlarged aerial, photos of neighboring structures, photo of house that shares side yard,
 - Landscape at stair tower to maintain privacy (5' setback)
 - Section through street

10/8/2019 – PUBLIC COMMENT

- Merryweather – How far down are you going? (4' down) Are you aware of run-off and sea caves? (yes, collecting water in planters, eventually release to storm drain, basement is still above sidewalk level).

10/8/2019 – COMMITTEE DELIBERATION

- Kane – consider frosted glass at stair tower.
- Gaenzle – concerned about lights
- Gaenzle – question about grade at former garage.
- Kane – How does water flow across site? (all hardscape to planters for temp storage, then to undersidewalk drain, no requirement for sump pump – all above street)
- Leira – foundation type? (slab on grade standard footings)
- Kane – appreciate this house, one of the nicest looking homes on this street
- Leira – appreciate getting rid of garage on Neptune and appreciate cross street section to illustrate how it fits into neighborhood
- Costello – a lot of nice features on problem street, would welcome any additional privacy at stair tower.

10/8/2019 – COMMITTEE MOTION

Findings CAN be made for the CDP (Fremdling/Kane)

- In favor: Welsh, Fremdling, Costello, Kane, Leira
- Opposed: Gaenzle, Collins
- Abstain: Will (as chair)

Motion PASSES 5-2-1

4. FINAL REVIEW 10/8/2019

Project Name: DeRyckere – 643 Bonair St
Permits: CDP
Project No.: 635624 DPM: Glenn Gargas
Zone: RM-1-1 Applicant: Kevin Leon/Mark Lyon
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/635624>

LA JOLLA - (Process 2) Coastal Development Permit for new companion unit addition of 474 square foot to an existing laundry room of 76 square feet for a total of 550 square feet located at 643 Bonair Street. The 0.14 acre site is located in the RM-1-1 base zone of the Coastal (Non-Appealable) overlay zone of the La Jolla community plan area. Council District 1.

9/10/2019 – APPLICANT PRESENTATION

- Existing structure is a garage and laundry and bathroom, CDP to convert structure to ADU, 1927 main house and garage, Garage converted to living space between 1932 and 1965. '65 assessment shows it as habitable. City has no permit records prior to 1955.
- Started as code enforcement, court could not make a determination, a CDP solves all issues.
- Neighbor complained. (new neighbor moved in and complained)
- In tandem overlay, long driveway allows 2 spaces, no additional parking required for companion unit.
- Code allows this. 141.0302 (BW to send to committee)

9/10/2019 – PUBLIC COMMENT

- none

9/10/2019 – COMMITTEE DELIBERATION

- Gaenzle – how deal with maintenance on PL walls? (requires access on neighbors house)
- Gaenzle – would a new structure require setbacks (yes) 14 1 3 2 A companion unit may encroach within the side and rear yard setbacks up to the property line subject to the following:
 - (A) A one story structure shall not encroach more than a maximum of 30’ in length.
- Beth would like verification from the City allowing this property to exceed the 30’.
- Under garage conversion Information Bulletin 142 stated “Portions of garages not observing the required side or rear yard setback area may not be converted to lining space without an approved variance.
- Costello – likely WWII era additional housing.
- Costello – curb to PL and driveway cycle issue (fighting those conditions, this is a use only, not development project) (\$0 spent on property improvement) (great expense to correct city’s lost plans)
- Gaenzle – where are water heater and FAU.
- Will – Will you make life-safety improvements as part of a building permit. (yes)
- Gaenzle – Is there adequate street tree.

9/10/2019 – DELIVER FOR NEXT PRESENTATION

- Letter from city clarifying if 30’ in length is for each encroachment or if encroachment into Side and Rear yards must share the 30’ allowance (cumulative).
- What is adjacent to structure (in Aerial photo)
- Fenestration on neighbors

10/8/2019 – APPLICANT PRESENTATION

- APPLICANT DID NOT PRESENT

5. PRELIMINARY REVIEW 10/8/2019

Project Name: 5522 Beaumont
Permits: CDP
Project No.: 645977 DPM: Benjamin Hafertepe
Zone: RS-1-7 Applicant: Paige Koopman
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/645977>

LA JOLLA (Process 2) Coastal Development Permit to demolish an existing 1,564-square-foot two story residence and 295-square-foot detached garage and construct a 2,500-square-foot new single family residence with garage and basement, located at 5522 Beaumont Ave. The 0.10-acre site is in the RS-1-7 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

10/8/2019 – APPLICANT PRESENTATION

- All the neighbors are in support (signed plan) (all 15 immediate neighbors)
- April 28th electrical fire, planner advised it would be coastal exempt and then it was not.
 - Because footprint was not identical
- 14-14.5’ tall from grade (all single story)
- 9’ wall within building setback lines to create outdoor courtyard
- Removing bricks, planting low drought tolerant landscape w pea gravel, attempting to keep ex trees.
- Integrated solar on roof (does not stand up above roof)

- Long substandard lot, 37' wide lot, 3' setbacks each side
- Would like a vote today to start demo
- Lowering 8' from previous 2 story
- Almost all cycle issues cleared
- City cleared request for curb and gutter (inappropriate)
- Home owner: Love the neighborhood, love their neighbors, want to make it better, currently an eye-sore

10/8/2019 – PUBLIC COMMENT

- 4 neighbors here to support project
- Marsha Brockway – all neighbors on block want this approved, 100% in support
- Janet – second that

10/8/2019 – COMMITTEE DELIBERATION

- Leira – Materials? (grey metal standing seam siding, light grey stucco at basement/garage, indoteak stained accent walls, cable rails, integrated solar)
- Kane – asked about front yard and landscape, major improvement over what is there and to the neighborhood.
- Costello – nice job
- Gaenzle – used to walk past for years, Jeff used to have art on gates, hoping to see future art installations. (entire house was art)
- Leira – This exemplifies the difference between a homeowner vs a spec house, I like how it is small, one story, broken up the volumes, cute, fits neighborhood.

10/8/2019 – COMMITTEE MOTION

Motion to make it final (Costello/Kane)

- In favor: Welsh, Fremdling, Costello, Kane, Gaenzle, Collins, Leira, Will
- Opposed: 0
- Abstain: 0

Motion PASSES

Motion that findings CAN for CDP ... (Costello/Kane)

- In favor: Welsh, Fremdling, Costello, Kane, Gaenzle, Collins, Leira
- Opposed: 0
- Abstain: Will (as chair)

Motion PASSES 7-0-1

6. COURTESY REVIEW 10/8/2019

Project Name: Valley Farm Market
Address: 6902 La Jolla Blvd

10/8/2019 – APPLICANT PRESENTATION

- APPLICANT DID NOT PRESENT