

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Meeting Agenda – Tuesday Nov 12, 2019 – 4:00 pm  
La Jolla Recreation Center – 615 Prospect Street, Room 1  
La Jolla, California

- 
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.*
- 

**1. NON-AGENDA PUBLIC COMMENT**

---

**2. APPROVAL OF MEETING MINUTES**

- Meeting Oct 8, 2019
- 

**3. FINAL REVIEW 11/12/2019**

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

---

#### 4. PRELIMINARY REVIEW 11/12/2019

Project Name: Pearl Mixed Use– 801 Pearl St  
Permits: CDP  
Project No.: 638970 DPM: Will Zounes  
Zone: RM-1-1 Applicant: David Bourne  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/638970>

LA JOLLA- (Process 2)\*AFFORDABLE HOUSING EXPEDITE PROGRAM\* CDP to clear the site of a demolished service station, to construct a 20,595 SF 2 story mixed use building consists of 2 retail units, & 26 residential rental units with on grade garage. The project will include 2 affordable housing units, located at 801 Pearl Street. The 0.48-acre site is in Zone 4 of La Jolla Planed District, the RM-1-1 Zone & Coastal Overlay (non-appealable 2) of the La Jolla Community Plan Area. Council District 1.