

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday Jan 21, 2020 – 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 Jan 14, 2020
-

3. FINAL REVIEW 1/21/2020

Project Name: 7760 Herschel Ave – CDP/TM
Permits: CDP/TM
Project No.: 632775 DPM: Glenn Gargas
Zone: LJPD-2 Applicant: Richard Gombes
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/632775>

LA JOLLA - (Process 3) Coastal Development Permit & TM for the construction of four (4) residential unit condominium building for a total of 14,817 square feet of construction on a vacant lot located at 7760 Herschel Avenue. The 0.16 acre site is located in the LJPD-2 base zone of the Coastal (Non-Appealable) overlay zone of the La Jolla Community Planning Area. Council District 1.

1/14/2020 APPLICANT PRESENTATION:

- LJPD-2 has requirements. 29 units/acre (on 7,000sf lot goes to 4.66 units. Chose not to round up)
- FAR – 1.3 = 9,090sf proposed. (14,817 includes the subterranean area)
- 2 parking spaces per unit (underground from alley). Closing driveway will create 4 additional space on street.
- 0' setbacks on all 4 sides. Face of curb to building minimum 16'. Which is about 1.5' back from front PL. Major bulk of building actually 26' back from curb (more than required). Roof access penthouse is 40' back from curb.

- 2 buildings, front and back, 2 units each, courtyard between, unit D has alley access only. Penthouses maxed at 100-120sf for roof access stairs.
- Roof is mostly solar, penthouse, and small deck area for each unit. No living space in penthouse only stairs.
- Units are 3x 2 bedrooms and 1x 3 bedroom, bonus family rooms in basement with lightwell at front units. None at rear.
- Floor to floor heights are 9-4, 10-4, 7-4 (floor to ceiling). Highest 21-1" fascia 26' back from curb. 29-1 to top of penthouse above sidewalk.
- Elevators garage to second floor, do not access roof
- 4x 2-car private garages in basement (1 is tandem).
- Showed photo of street and rendering of building in-situ
- Required street trees = one. 3 more provided in front yard.
- 25' common aisle between parking garages. May require 3 point turns but wider than many underground parking.
- Construction management? Shoring? Not completely explored yet. Were able to use portion of sidewalk at Lifetime gym. On site crane to load offload.
- Condominiums

1/14/2020 PUBLIC COMMENT:

- Email from Lisa Kostner in opposition
- Lynda Christel: Own the cottage next door to South.
 - The entire lot will be excavated for basement level. Concerned for tenants in cottage.
 - How long will construction last? (applicant response: 18months)
 - Concerned about residential on commercial street.
 - How close to our building on side? (applicant: zero at some locations, heavily articulated and open in center with landscaping. Glass at side of entrance to driveway to reduce bulk. Glass walled colonnade shares view to landscaped patio)
 - Why storage in penthouse? (Area was required to be enclosed anyway)
 - Currently 2 handicapped spaces, (actually 2 has been reduced to 1, currently 1)
- Sharon Wampler: Clarification on parking lots (this project is ½ of the existing parking)
 - How many trees to be removed? (6 trees and some along South PL.)
 - Not satisfied with transition to neighboring building

1/14/2020 COMMITTEE DELIBERATION:

- Can you build this without encroaching onto neighboring parking lot?
- Costello: Parking is being removed. Does this parking lot satisfy any other development's required parking? (Only Chase). Concerned about parking. (22 spaces lost, 4 added on street, plus 8 in basement)
- Kane: Trees? (+/- 10 removed, 9 proposed) What is the approved street tree, will it change with MAD? (
- Leira: Could you add another tree? (utilities won't allow) Aerial photo of Herschel from Silverado to Kline. Condominium please show the exclusive use vs shared spaces. Want to alleviate downstream issues with HOA. Living areas in basement look like additional apartment? (Laundry, Family/game room) How high are walls fronting Herschel? (5') Would like to see section
- Kane: Can you superimpose cottage elevation on your South Elevation.

1/14/2020 REQUEST TO DELIVER NEXT PRESENTATION:

- Does Chase have enough required parking without this?
- Elaborate on utilities that prevent 2nd street tree or propose to add it.
- Research existing vs new MAD street tree.
- Aerial (satellite) photo of entire street from Silverado to Kline.
- Would like to see section cut E/W from street to curb, to sidewalk, to street wall, patio, landscape, and building mass behind.

- Ghost in the cottage North Elevation on your South elevation.

4. ACTION ITEM 1/21/2020

Project Name: Municipal Code Update

To discuss recommendations for the upcoming 2020 Municipal Code Update. Identify items/deficiencies in the land development code that do not serve the community. Draft a letter on behalf of CPA (for CPA ratification), outlining key areas requiring code updates and possible corrections.

1/14/2020 – DISCUSSION:

- General:
 - 13th revision will now be called 2020 revision.
 - Code Monitoring committee has been disbanded. Updates will go before Community Planners Committee instead. By end of year presented to Planning Commission.
 - Is this the only time we can submit revisions? Send it, but also follow-up.
 - How do we follow this? Go to CPC.
 - Keep us in the loop. Give us a workshop.
- Serial Permitting - propose moratorium
 - Review and summarize previous letter approved by CPA
- Carport
 - Review and summarize previous letter approved by CPA
- FAR Lot size calculation where exist hillsides and beachfront.
- 50% and Alternate Coastal Exempt?
 - Should be holistic not mathematic? Shot down by city staff.
 - Whatever it is has to be black and white as reviewed by entry level staff.
 - Research CEQA
 - Previous to 2000 worked fine. What was there?
 - Diane's paper
 - Some new structures x% smaller than allowable could be exempt
 - Incentive based (Coronado System)
 - What can we allow exempt that we can all live with.
 - "50/50 rule:" (not within appealable zone)
 - New or Remodels exempt if GFA is less than 50% of allowable FAR
 - or additions if adding 50% Floor Area or less (even if beyond 50% of FAR)
 - What can be updated now without a new revision to the CCC approved Coastal Program?
- Second floor stepback quantified and required whether at setback line or not.
- Noticing
 - Projects not on open DSD.
 - Big Sign with all information. Plans.
 - Website. Text Messaging. To data. Project Summary.
- Construction Staging and Shoring at PLs
- Basement
 - Everywhere in LJ is fault lines, ground water, unknown impacts.
 - Increase geo-scrutiny or flat out hazard zone ban on basements
 - Basements as living areas? Prorated basement FAR exemption?

- Height:
 - Will: Coastal and Zoning have separate rules. Point Loma exploitation is not possible in single family zones.
 - David Little: City attorney said lower of existing/proposed applies to Prop D as well.
 - David Little: PDO code limits to two stories. Would request height limit not just stories.
 - Add a maximum height to better enforce the PDO 4a two story height limit to 27'.
 - Leira: Height Limit applies equally to flat and pitched roofs.
 - Similar logic as accessory structure limits should be followed to limit max height for flat buildings less than 30' allowed for pitched roof.
 - Or lower height limit and less than x% of your building can go to 30'
 - Clarify that All height measurements are from lower or existing or proposed.