

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday May 19, 2020 – 4:00 pm

Due to the current public health emergency, LJCPA and its committees are meeting online rather than physically. Those who wish to attend (including viewing, listening, and possibly speaking at the meeting) must register in advance. To register for the DPR meeting, please visit <https://lajollacpa.org/agenda-instructions-for-online-dpr-meeting-4pm-5-19-20/> at your convenience. Registration will remain open until the meeting ends.

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/agenda-instructions-for-online-dpr-meeting-4pm-5-19-20/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 4/20/2020. This must include your most recent Assessment Letter and Cycle Issues in addition to your presentation materials.

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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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NON-AGENDA PUBLIC COMMENT:

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 5/19/2020

Project Name: Kolmar Residence – 304-306 Kolmar St
Permits: CDP
Project No.: 639405 DPM: Benjamin Hafertepe
Zone: RM-1-1 Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/639405>

LA JOLLA - (Process 2) Coastal Development Permit to demolish a single-dwelling unit and to construct two (2) two-story, single-dwelling units located at 304-306 Kolmar St. **Unit 1: 2,229 sf. Unit 2: 2,244 sf.** The

0.11-acre site is in the RM-1-1 Zone, Coastal Overlay (N-APP-2) Zone within the La Jolla Community Plan area. CD1.

5/12/2020 - APPLICANT PRESENTATION

- 5 lots up from Vista del Mar. Existing house cleared historic review. Existing single family home plus garage conversion unit done without permit so no parking on site currently.
- Site photos, Kolmar almost flat until just west of this lot. Then drops quickly. Bulk of Western neighbors mass is at rear.
- Showed additional context photos on the street. Large project at the corner of Vista del Mar and Kolmar. Another 3 story project under construction adjacent to that.
- Photos from alley as well. Westerly neighbor is very tall at rear (alley) side. Tall homes across alley as well.
- 2 legal lots: house built across both properties; still two separate legal parcels.
- 2 single family homes, one on each legal underlying lots. Owner will live in West unit and sell East unit.
- Front Setbacks are larger than current building. No increase in size, each lot meets all requirements as a stand alone. As two separate lots or as a multifamily duplex, you still would have the density allowance for two units.
- **Square footage numbers on description is wrong. 1,875sf is max allowable FAR: 1,859 and 1,874sf for two units**
- Larger front setback to Eastern unit since no view. FAR exceeds 50% at 20' full setback.
- Mass appears 20'-10" above Kolmar. Only glass roof deck at 24'-4" setback from street.
- Positioned view windows further forward toward street and over neighbors garage to maintain neighbors privacy.
- Full 3D mock-up of neighbors building to show relationship.
- Materials: Stucco, precast tiles, metal fascia
- Two off-street parking provided with carport (2 sides open, but garage doors to alley)
- Each floor is under 1,000sf
- Zone survey to show all 25' wide lots in this area.
- Comparison of what is allowable and how much bigger the building could be.
- 50% increase in cumulative sideyard setbacks by not doing a duplex
- All cycle issues closed – not asking for any variance or deviation
- Increased pride of ownership with detached home. Individual fee simple lots.

5/12/2020 - PUBLIC COMMENT

- Ruef: Reviewed objections. Too big, FAR numbers are too big, tight neighbors, hear each other sneeze. Would like to see FAR math, 3' side setbacks but would be 4' if it was a duplex or single home. Is there a 5' code minimum?
- Miller: Neighbor behind. No variances? Concerned about location of carports and where to trash cans go. Giving him 8.5" Very common for people to enclose garages and build over the top. Who is there to stop it? Bulk and scale is too big. Concerned that 25' lots are not typical or historically integral. Smaller setbacks result where abut neighbors.
- Carsell: Why do they call it on Kolmar?
- Heine: Community character is being destroyed by ugly boxes. Some of these homes are historic. Should not tear down older homes. Why can't a single family home be built with character.

5/12/2020 - COMMITTEE DELIBERATION

- Fremdling: horrified to learn it won't be restored, Mr. Golba has done well covering the code requirements and the number of 25' lots is compelling, the horse is out of the barn. Cannot suggest changes unless restore the house.
- Costello: consider privacy of neighbors. Prefer 4' setback
- Kane: Extensive aerial photo showed 25' lots. How many within 300 ft. radius? Inadequate transition to adjacent single story homes with pitched roofs. Carport with garage door is "cheating".
- Leira: Don't agree that Kolmar street has gone consistently 25', the street can still be saved. Prefer to see a project on a single 50' lot. The terraces with glass guardrails don't protect privacy for users or neighbors. Landscaping is important. There are some older buildings that are modern and stark but fit neighborhood with lush landscape.
- Gaenzle: Bulk and scale issues; carports are a trick that makes house 400sf bigger. Would prefer to see garages with 400 sf taken from house area. There is no transition between the old and the new. Prefer to see it reduced. Will fence at alley remain 3' (applicant: it will be 6')
- Jackson: Required notice does not appear to be posted on site. Agree with carport concerns.
- Will: roof deck glass rail hampers privacy; Happy to see see 21' height.

5/12/2020 - REQUEST FOR ADDITIONAL MATERIAL

- Carport and trash spacing?
- What to do to preserve privacy: consider solid railing set back from wall edge.
- Consider 4' setbacks
- How many 25' lots within 300'.
- Reconsider glass guardrails
- Renderings with existing houses on both sides
- Fix rendering at rear fence
- Show Bulk and scale compared to existing.
- Overlay existing vs proposed footprint
- Investigate site noticing
- Street scape noticing
- Fly drone at edge of roof terrace and show what "look down" privacy concerns will be
- Shadow analysis mid morning and mid afternoon affect on neighbors.

ITEM 2: FINAL REVIEW 5/19/2020

Project Name: Bellava – 7306 Draper Ave
Permits: CDP/SDP/TM
Project No.: 655382 DPM: Benjamin Hafertepe
Zone: RM-1-1 Applicant: Shani Sparks
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/655382>

LA JOLLA (Process 3) Tentative Map, Site Development Permit, and Coastal Development Permit for demolition of an existing single-family residence, subdivision of existing lot into two single lots, and construction of a new 3,615-sq-ft. residence on the south lot and a new 3,470-sq-ft residence on the north lot located at 7306 Draper Avenue. The 0.14-acre site is in RM-1-1 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

5/12/2020 - APPLICANT PRESENTATION

- First cycle issues just come back, small lot sub-division, have to meet normal perimeter setbacks to neighbors, but an inventive setback formula for internal setbacks. As such, exceeding required setbacks at the perimeter.
- Garage encroaches into setback (allowed)
- FAR conforms, roof decks positioned with privacy in mind.
- Stone and stucco, wood ceilings at overhangs
- City requested street widening, that was a city error, there will be a 5' dedication on Sea Lane.
- Only the elevator goes to third story roof, located centrally, and arrive slightly depressed at roof level.
- A lot of articulation
- One of the two homes will be the clients and then sell the Draper home.

5/12/2020 - PUBLIC COMMENT

- Lieberman – want to complement the design. Neighborhood is a hodgepodge, mine is similar, neighbors are cottages.

5/12/2020 - COMMITTEE DELIBERATION

- Fremdling: Nice looking, a lot of glass and flat, prefer to see traditional styles
- Costello: How it fits to neighborhood
- Kane: How does this density compare to rest of neighborhood
- Leira: Would like to review the building plans, corner helps, those are not La Jolla colors, prefer warm colors, prefer to see pitched roofs, even if combined with flat roof. Larger trees not just low landscape
- Gaenzle: More refreshing than last one. Huge glass windows, people move in and add drapes because they lack privacy.
- Jackson: my neighborhood: many old beach cottages, most crappy, some maintained, then some non-discript larger homes, then the variety of interesting modern types. Hodge Podge. Agree with warming up of colors. Other end of Cuvier and Sea Lane will go up two stories FYI.
- Will: Ask committee members to review materials before next presentation.

5/12/2020 - REQUEST FOR ADDITIONAL MATERIAL

- More street scape context, photo montage with proposed project rendered next to adjacent homes. One along Sea Lane, one along Draper. (perhaps include the first building across the street and the two buildings adjacent on the same block)
- Post cycle letters
- Aerial, how many of surrounding properties are duplexes/small lots vs single family homes
- Highlight where roof deck is relative to neighbors.
- Consider taller mature landscape/trees

ITEM 3: PRELIMINARY REVIEW 5/19/2020

- Project Name: Eads Companion Unit
- Permits: CDP
- Project No.: 654641
- Zone: RM-1-1
- DPM: Xavier del Valle
- Applicant: Abbas Keshavarzi

- Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/654641>

LA JOLLA - (Process 2) Coastal Development Permit to convert a portion of an existing 2,670 square-foot, two-story dwelling unit into a two-story, 894 square-foot companion unit at a site located at 7388 Eads Avenue. The 0.11-acre site is in the RM-1-1 Zone and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan, and Council District 1.

ITEM 4: PRELIMINARY REVIEW 5/19/2020

- Project Name: Cass St ROW Vacation
- Permits: ROW Vacation
- Project No.: 659043 DPM: Benjamin Hafertepe
- Zone: RS-1-7 Applicant: Charlie Sher
- Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/659043>

LA JOLLA (Process 5) Public Right of Way Vacation to vacate a portion of Cass Street and a portion of the alley abutting 990 Van Nuys Street. The 0.117-acre site is in the RS-1-7 Zone within the La Jolla Community Plan area. Council District 1.