

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

Meeting Agenda – Oct 13, 2020 – 4:00 pm

**Because of the continuing COVID-19 emergency, this meeting will be held online. You must register in advance to attend. Instructions and links are at <https://lajollacpa.org/ljcpa-online-meeting-instructions/>**

**Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/2019-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 10/12/2020. This should include the following:**

- **Your submitted drawings in a single PDF (required)**
- **Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)**
- **Your presentation slides (if to be presented) in a single pdf (optional)**

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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 10/13/2020**

Project Name: Westbourne Small Lot Sub – 460/462 Westbourne St  
Permits: CDP, SDP, TM  
Project No.: 663879 DPM: Benjamin Hafertepe  
Zone: RM-1-1 Applicant: Sparks/Bolyn  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/663879>

LA JOLLA (PROCESS 3) Coastal Development Permit, Site Development Permit, and Tentative Map to demolish an existing single dwelling unit, subdivide existing lot into four single lots, and construct four two-story single dwelling units (each ranging 3,814 - 4,120 SF) over full basements with attached garages

located at 460-462 Westbourne Street. The 0.3-acre site is in the RM-1-1 Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area. Council District 1.

Applicant Presentation:

- Small lot subdivision, each home will be fee simple with own lot lines.
- Each 2 story over basement
- Full compliance, well under height limit, kiss limit only at elevator roof access.
- Centrally located roof decks.
- 3D renderings
- Westbourne and LJ Blvd corner. 4 square lots helped articulate and increase landscape rather than 4 narrow lots.
- Use easements will exist for between house maintenance and shared use easements for driveway and walk.
- Photos from similar coastal project on Law Street by design and developer team to demonstrate details and materials.

Committee Deliberation

- Shannon: How is run-off handled? Where are gutters on Law Street Photos? 80-90% of insurance claims are water damage. Recommend Plywood over OSB, drains in upstairs bath or laundry rooms.
- Jackson:
  - Jog at Westbourne, There is a strong run-off river aimed at project
  - Garage and driveway configuration requires coordination of neighbors. Will owners park on street?
  - Rigobertos across street, smell problem at certain times, but is due for redevelopment.
  - (Applicant: Lives in similar circumstance where garages are tight across alley and still manage to park in garage.)
- Blackmond: No HOAs
- Kane: Why small lot subdivision? What does that do to size and shape of lots. (Applicant: Irregular)
- Leira:
  - What do you do with public realm? There should be street trees on curb to protect/insulate pedestrians. Street trees present sense of old La Jolla.
  - How does project relate to neighbors?
  - A lot of concrete
- Fremdling: Security is a big deal. Do I have individual garage doors, underground parking?
  - Applicant: Each unit has at grade 2 car garage with its own door
  - Runoff concerns, basement sumps?
  - Handsome project, unique
- Shannon: A lot of earthwork, There are some large eucalyptus
  - Where does trash go?
  - Jackson: In this neighborhood, cans are placed outboard of parked cars
- Kane: Is the city requiring on-site runoff retention?
  - Applicant: no, because permeable paving.

Deliver for next time

- Consider increased street trees
- Street elevation (photo montage) with proposed superimposed.
- Identify where and how much brick or permeable paving.
- Platting of small lot subdivision: Small lot superimposed on AP map.
- Please review, consider run-off

**ITEM 2: FINAL REVIEW 10/13/2020**

Project Name: 7214-7216 Fay Ave  
Permits: CDP, SDP, TM  
Project No.: 662116 DPM: Benjamin Hafertepe  
Zone: RM-1-1 Applicant: Golba  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/662116>

LA JOLLA (PROCESS 3): Coastal Development Permit, Site Development Permit and Tentative Map to demolish an existing residence and construct two single family homes with detached garages totaling 5,254 sq ft under the small lot subdivision ordinance and a waiver to undergrounding existing utilities at 7214-7216 Fay Ave. The 0.161 acre site is in the RM-1-1 Zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

#### 9/15/2020 Applicant Presentation

- Aerial neighborhood
- Zoning allows 2 units, RM-1-1, Existing building is not historic
- Photos of context
- 2 homes on lot divided down the middle, approximately 2,200sf homes each + garage
- Setbacks all meet or exceed required: zero lot line between structures
- Approx 6' grade change front to back, back wall of garage partially buried with deck above (1/2 floor above yard)
- Garage roof balcony with trellis and fireplace
- Traditional look, craftsman/coastal
- Material and articulation changes throughout
- Tentative map
- Color coded building, hardscape, landscape areas along with landscape plan and 2 street trees.
- White and black contrasting materials (inverted between two units)
- Roof decks centered in building E/W and also compressed back from N and S PLs

#### 9/15/2020 Committee Deliberation

- Blackmond: Will there be solar panels? (applicant: yes, they are required)
- Jackson:
  - How to address High School noise or next door noise? (applicant: acknowledged, keeping a healthy planting barrier, there is a block wall that will remain and then extend with open fencing, buildings staggered to offset backyard usage as well, between buildings there are separate structures and air space except roof flashing will enhance acoustic isolation
  - Bishops Ln is very narrow, how far back is garage? (applicant: 5' required setback at alley, project proposes 6')
- Shannon: Could roof decks see into football stadium (applicant: believe so.)
- Shannon: Any ocean view? (applicant: possibly over tennis court)

#### 9/15/2020 Deliver for next time

- Demonstrate garage access, turning radius
- Show solar panels
- Site section across Fay and Bishops
- Street Montage with proposed in context
- Evidence of noticing

### **ITEM 3: FINAL REVIEW 10/13/2020**

Project Name: 242-248 Playa del Norte

Permits: CDP, SDP, TM  
Project No.: 662091 DPM: Xavier del Valle  
Zone: RS-1-4 Applicant: Golba  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/662091>

LA JOLLA (PROCESS 3): CDP, SDP and TM to demo 2 residences and construct on 2 separate lots a SF residence over basement with companion unit at 242-248 Playa del Norte. Each lot proposes a two-story, 2,615-sf residence over basement and a detached 372-sf one-bedroom companion unit. The 0.132-acre site is in the RM-3-7 Zone and the Coastal (App. & Non App.) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

#### Applicant Presentation

- 5<sup>th</sup> lot back from beach
- No alley access behind this parcel
- Photos of Neighborhood projects
- 5780 sf lot, 1.8 FAR, using only slightly more than ½ of allowable
- small lot subdivision down the middle
- 6 units allowed per SDMC, Community plan calls for 4 units
- Proposed 2 units with 2 companion units
- 2 parking spaces required per lot, 2 provided, 4 total
- Limited to just one 12' curb cut shared between 2 lots
- Almost two car wide, tandem depth garages minimize difficulty turning in/out
- Central located roof deck, pulled back from side setbacks
- Small Lot subdivision map presented
- City requiring additional dedication to the alley they won't use.
- 2 street trees, intense planting on either side of 12' driveway, permeable paving
- Style is more modern, stucco, wood look tile, darker basement material to blend into grade
- Fits context along street
- Roof decks only see neighbors roof tops
- Extensive material changes and articulation on side walls
- Zero setbacks at interior line

#### Committee Deliveration

- Blackmond – Where will solar panels go? (applicant: front and back flat roof outside roof deck, won't see from street. Start with back and companion unit and then decide if additional on front roof)
- Will – appreciate that roof decks align with roof of neighboring structures
- Jackson – How do windows align (Applicant: second floor are all high windows, First floor entry door may not remain glass. Neighbor is a second home, no feedback although reached out)
- Jackson – There is a large tree, is it of any value (applicant: spans entire width of lot and then some, potacarpus, canopy is too wide for narrow trunk, cannot remain)
- Fremdling – Current has wide driveway? (applicant: yes, full width, but not allowed to remain)
  - No fireplaces? (applicant: correct, didn't make sense)
- Shannon – Explain 5' at alley (applicant: existing 10' alley that does not have any access. Neighbor to north has squatted on alley and uses it for driveway. Companion unit is 5' back from current PL.)
- Shannon – Powerlines? Undergrounding? (Applicant: no idea, decades away?)
- Blackmond – lots between Playa del Norte, Playa del Sur are former ravine. (applicant: soils report was done, first 7' was compressible soils, one reason to use basement parking to reach better soils)
- Jackson – Where mechanical? (applicant: FAU in garage, Condenser on roof, rear)

9/15/2020 Deliver for next time

- Demonstrate garage access, cars

- Site section
- Street Montage with proposed in context
- Materials Pallet

**ITEM 4: PRELIMINARY REVIEW 10/13/2020**

Project Name: Foxhill – 7007 Country Club Dr  
Permits: CDP, SDP, TM  
Project No.: 508125 DPM: Tim Daly  
Zone: RS-1-4 Applicant: Coston  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/508125>

LA JOLLA (Process 3) Tentative Map, Coastal Development Permit, and Site Development Permit to create two lots with existing single dwelling unit on a lot and new lot with construction of a new 14,226 SF two-story single dwelling unit with attached garage, pool house, and pool on a site containing ESL. The 8.77-acre site is located at 7007 Country Club Dr. within the RS-1-4 zone and the Coastal Overlay Zone (Non-Appealable Area 1) of the La Jolla Community Plan area. CD-1.

**ITEM 5: PRELIMINARY REVIEW 10/13/2020**

Project Name: 420 Bonair  
Permits: CDP  
Project No.: 668517 DPM: Denise Vo  
Zone: RM-1-1 Applicant: Renner  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/668517>

LA JOLLA - (Process 2) Coastal Development Permit to demo a detached garage and carport to an existing residence, and construct a 873-sf two car garage/workshop, a carport, and a 1,118-sf companion unit above and covered deck at 420 Bonair Street. The 0.06-acre site is in the RM-1-1 Zone, the Coastal (Non-App) Overlay Zone, Coastal Height Overlay Zone, Transit Priority Area, FEMA Floodway and Floodplains, Geohazard 53 within the La Jolla Community Plan Area, Council District 1.