

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
2ND AND 3RD TUESDAYS; 4:00PM

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/2022-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting**. 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 24 hours before the meeting on the LJCPA website or 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. It is not necessary to repeat previous comments.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 11/15/2022

Project Name: 5680 La Jolla Blvd Sidewalk Cafe
Applicant: AJ Remen, Trip Bennet
Project Info: PRJ- 1071808

LA JOLLA (Process 2) Neighborhood Use Permit for a 342 square foot sidewalk café where a deviation is requested to extend beyond 4 feet 6 inches from the building facade. The Property site is located at 5680 La Jolla Blvd in the La Jolla Planned District-4 zone and the Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan and Council District 1.

11/8/22 – Applicant Presentation

- Original ROW permit already included this sidewalk café, approved by BRCC, work completed.
- Adjusted per community feedback, request, moved adjacent to building

- Furthest extend from building is 17'. 8' clear sidewalk maintained throughout.
- Bound by non-permanent portable planters with slack rope between - 3 umbrellas
- ADA access within café and through sidewalk

11/8/22 Discussion

- Leira – Have any changes to building been brought to HRB – (yes, under review by staff) Concerned with changes to historic building. Like the sidewalk set-up, concerned with crosswalk on 100% corner. Fewer tables, remove 2, will benefit 3 or 4 more feet for sidewalk.
- Jackson – Concerned that broader project bypassed community and we are only seeing pieces. Change of use of prominent site. (applicant: we did everything city asked of us)
- Costello – Too close to cross-walk, two small tables should be removed. Do we have a copy of the NUP? Do we have a copy of the deviation findings? (applicant: to use public sidewalk beyond 4.5') Should be 4 findings. Drive-overs tend to happen at second corner which this is for South bound traffic. Unwise to have sidewalk café here.
- Kane – Glass is inappropriate for potentially historic building. Is HVAC on roof appropriate for historic building. (applicant: looking at screening equipment) Will furniture be pulled back within 4.5' of building when restaurant is not open? (applicant: YES)
- Will – appreciate re-vitalization without taking anything away from other comments of specific concerns. If these items can be addressed the project is a positive change to community
- Shannon – Rope barrier feels open/unprotected.
- Schmidt – Agree should have gone through more community review
- Kane – Can anything be done to increase safety? Costello – Increase distance. Piano store put out heavy planter

11/8/22 Request for Deliverables

- Historic Status of Building and changes consistency with SI standards
- Findings and specifics for Deviation
- Consider removing two tables and widen sidewalk
- Consider improvements to safety

ITEM 2: FINAL REVIEW 11/15/2022

Project Name: 6110 Camino De La Costa
Applicant: Matthew Segal
Project Info: PRJ-1066101

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2-story residence and construct a new 3-story 10,567-square-foot residence with decks located at 6110 Camino de la Costa. The 0.37-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

11/8/22 Applicant Presentation

- Existing house footings beyond repair, must setback beyond bluff edge, exceeds 50%
- New building held back from bluff edge
- Garage variance reduced from one-story to two-story
- CCC demanding structure removed from site
- Concrete glass and wood
- Proposed basement will be slightly higher than existing basement
- 22' tall from street

11/8/22 Discussion

- Shannon – Existing disturbance on bluffs can allow future development

- Aguerre – Live across the street, this home is historic and cannot be torn down?
 - (applicant: CCC rejected proposal to add to house, footings are so deteriorated, CCC will not allow retrofit)
- Leira – Did you engage an engineer versed in historic preservation? (applicant: Rebar is completely exposed, CCC does not want any structure withing bluff setback)
- Smit – Any cantilever? (app: no) Amount of excavation? (app: Not much as current house already has lower level)
- McArther – One of the oldest homes in lower hermosa, report by Brian Smith and Jennifer Stropes addresses the properties significance. How does CCC trump historic status? The building will bedesignated.
- Merten – Plans submitted include elevation drawings, garage is on property line.
- Shannon – Property has not transferred out of York family
- Baratz – opposed, it appears to be 3 stories – Will a view easement be required (applicant: up to city)
- Kane – Have tried to get the definition of basements changed, Letter from LJ Historical Society opposes demolition and supports designation.
- Leira – Interested historic issue passes through HRB – from the ocean it appears as 3 stories
- Will – HRB and CCC will decide historic fate ... we still need to review the proposed building relative to community plan and make a recommendation ... if HRB rejects the project so be it, but we don't need to wait for them to review the proposed project.

11/8/22 Deliver for next time

- Elevations and street context - Presentation is incomplete due to recent changes.
- Findings for variance to allow garage
- Review CCC vs Historic – show correspondence from CCC
- Historic submission report
- Photo montage with proposed house in context. – from street AND from ocean
- Side elevations and window alignment with neighbor (applicant: can't see neighbor to South, dense vegetation)

ITEM 3: PRELIMINARY REVIEW 11/15/2022

Project Name: 6260 Waverly
Applicant: Roger Sammon
Project Info: PRJ-1050666

LA JOLLA (Process 3) Site Development Permit for a 572 square-foot pool pavilion, shoring walls, and site stairs at 6260 Waverly Avenue. The 0.73-acre site is in the RS-1-1 and RS-1-7 Zones and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

ITEM 4: PRELIMINARY REVIEW 11/15/2022

Project Name: Bishop's School Amendment
Applicant: Brian Williams
Project Info: PTS-698140

LA JOLLA (Process 5) CDP, SDP, PDP, and CUP Amendments, Alley Vacation for proposed Athletic Buildings, tennis courts, and Science Center at The Bishop's School located at 7522 and 7554 Draper Ave. and 7607 La Jolla Blvd. The 11.30-acre site is located in La Jolla Planned District 5 and 6 zone, Coastal (Non-Appealable) Overlay zone, and Coastal Height Limit Overlay and Parking Impact (Coastal) Overlay Zones within the La Jolla Community Plan and Council District 1.

ITEM 5: PRELIMINARY REVIEW 11/15/2022

Project Name: Crafted Wines Sidewalk Cafe
Applicant: Michael Morton
Project Info: PRJ-1064316

Install a new 3'-0" high cable railing enclosure and support posts for a new addition to the sidewalk café in the City of San Diego Right of Way area of 210.5 square feet.