

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday January 9, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. APPROVAL OF MEETING MINUTES

Meeting December 19, 2017

3. FINAL REVIEW 1/9/18

Project Name:	7247 Fairway CDP	Permits:	CDP
	7247 Fairway CDP		
Project No.:	579283	DPM:	Morris Dye
Zone:	RS-1-4	Applicant:	Eduardo Frischwasser

(Process 2) FLAT FEE Coastal Development Permit to construct a 6,444.3 sq ft, 2 story residence over underground garage and mechanical room and a 643.7 sq ft guest quarters over basement, located at 7247 Fairway Road. The 0.44 acre site is located within the RS-1-4 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area, Council District 1. This is an Amendment to CDP (99-0249).

APPLICANT PRESENTATION (12/19/2017) Eduardo Frischwasser

- Lot empty for 20 years, 99 CDP demo. was executed, never built
- Figure/Ground study consistent with neighborhood
- Photo survey of neighborhood
- Project siting (20' front and back setbacks)
- Sunken garage and motor court to reduce driveway height
- Main level of house at existing pad grade with floor above which follows grade at rear.
- House terraced and pressed back into hillside
- Retaining wall to create light wells on South side

PUBLIC COMMENT (12/19/2017)

- None

SUBCOMMITTEE DELIBERATION (12/19/2017)

- Are there active CCRs?
- Good use of existing topography
- .45 FAR allowed, .40 proposed
- Tea room is included in FAR even though open air
- Float PV panels under height of parapet + gravel

- Community plan requires new projects fit with character – doesn't seem to fit context.
- Look at side P/L retaining wall heights and determine if 6' is maximum

FOR NEXT MEETING

- Confirm there are no active CCRs
- Show section through hillside stepped garden under north side of building
- Streetscape comparison with houses next door (two of each side)
- City review of retaining wall heights (6' in side setback)
- Consider softening the façade of the pool wall visible from street.
- Height Issue, confirm city sign-off on Prop D limit
- Community plan requires new projects fit with character – Demonstrate how your project fits with the existing character

4. PRELIMINARY REVIEW 1/9/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Knauss Spa 301 Sea Ridge Drive	Permits:	CDP / SDP
Project No.:	578166	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	CA Marengo

(Process 3) Coastal Development Permit and Site Development Permit to amend CDP No. 89-0762 and Sensitive Coastal Resource Permit No. 89-0762 for the addition of a spa, site walls, fences, walkways and equipment enclosure to a single family residence in a sensitive coastal property. The 0.20-acre site is located in the Coastal (Appealable) Overlay at 301 Sea Ridge Drive in the RS-1-7 zone of the La Jolla Community Plan area.

