

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday Aug 20, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

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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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1. NON-AGENDA PUBLIC COMMENT

- 2 minutes per person
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2. APPROVAL OF MEETING MINUTES

- Meeting July 16, 2019
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3. FINAL REVIEW 8/20/2019

Project Name: Scarano Companion – 1437 Virginia Way
Permits: CDP
Project No.: 634538 DPM: Xavier Del Valle
Zone: RS-1-7 Applicant: Kim Grant
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/634538>

LA JOLLA - (Process 2) Coastal Development Permit to convert an existing 527 SF guest room into a companion unit on a site with an existing 2,248.8 SF single family residence at 1437 Virginia Way. The 0.25-acre site is in the RS-1-7 Zone and the Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.

8/13/2019 – APPLICANT PRESENTATION

- Not historic, recently remodeled and made to look closer to original, existing guest room at alley.
- Now work to exterior, only work is to upgrade interior kitchen in unit, adding street tree as required.
- Clients live in adjacent home to North. They will rent.
- Cycle request to repair alley, applicant intends to argue against that.

8/13/2019 – PUBLIC COMMENT

- none

8/13/2019 – COMMITTEE DISCUSSION

- Costello: talked to neighbors (yes, no comments)

8/13/2019 – COMMITTEE MOTION

- Motion make final (Kane/Leira)
- In favor: Jackson, Kane, Leira, Welsh, Will
- Opposed: Costello
- Abstain: 0
- Motion FAILS 5-1-0

8/13/2019 – DELIVER FOR NEXT TIME

- Please reach out to neighbors and share plans (adjacent and across alley)
- Would like to return next week.

4. FINAL REVIEW 8/20/2019

Project Name: Sierra CDP – 7421 Monte Vista Ave
Permits: CDP
Project No.: 638256 DPM: Xavier Del Valle
Zone: RS-1-7 Applicant: Lindsay King
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/638256>

LA JOLLA - (Process 3) Coastal Development Permit to remodel the existing 1,400-SF single family residence, and constructing a 491-SF 2nd story addition with a 243-SF covered deck, and a 400-SF roof deck at a site located at 7421 Monte Vista Ave. The 0.06-acre site is in the RS-1-7 Zone and Coastal (Appealable Area) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.

8/13/2019 – APPLICANT PRESENTATION

- Second story addition towards rear of building, existing is single story, flat and shingle roofing,
- No changes to existing grade, first floor only addition is the outboard structural columns to support the second floor.
- Adding bedroom, bathroom, and study. Plus deck and roof deck above second floor with roof planter to step back from neighbors.
- 5'-6" below Coastal Height Limit: Maintain ex 8'-2" first floor ceiling, 10' ceiling second floor
- Continue existing material pallet, sand colored stucco, red tile, wrought iron, dark stained wood structural beams and rafter tails, patio columns.
- Only lot coverage increase is from second floor overhang
- Maximizing FAR at .7
- Project drains to landscape areas, minimal increase lot coverage should not create additional drainage. Stepping back at second floor.
- 3-3 and 5" on S.

8/13/2019 – PUBLIC COMMENT

- Sally Miller: Will they block any public views? (neighbor is already 2 story) no impact to westerly view.

8/13/2019 – COMMITTEE DISCUSSION

- Jackson: Does the deck look into any neighbors bathrooms. (cannot see into East or South neighbors, do not anticipate any privacy complaints)
- Leira: Second floor is dominant and stark, would like to see satellite photo with proposed second floor, addition could better “blend” with existing roof in front more gracefully, also please provide photo montage. (plantings provide stepback)
- Kane: add some vines, Wall around deck is mix of stucco and railing? (Yes, wrought iron front and left, stucco rear and right side) Please bring 3D from more angles.
- Costello: warning that wrought iron will rust
- Kane: what is across rear PL? (neighbors house is 1 story)
- Kane: suggested stained glass at octagonal window.

8/13/2019 – DELIVER FOR NEXT TIME

- Aerial photo, with proposed
- Photo montage of neighboring structures
- More 3D images
- Coming back next week

5. FINAL REVIEW 8/20/2019

Project Name: Israni Residence – 7310 Vista Del Mar
Permits: CDP/SDP
Project No.: 604651 DPM: Glenn Gargas
Zone: RS-1-7 Applicant: John Dodge
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/604651>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish existing single dwelling unit and construct new single dwelling unit for a total of 7,000 square feet located at 7310 Vista Del Mar. The 0.32 acre site is located in the Coastal (Appealable) overlay zone in the La Jolla Community Plan Area on Environmentally Sensitive Lands (ESL). Council District 1.

8/13/2019 – APPLICANT PRESENTATION

- Beachfront at Marine Street Beach
- Planning cycles closed out as well as CCC cycles.
- Emergency seawall (1983) did not go back for CDP, so coastal bluff is pushed back further into lot. Almost 20’ back from existing glass wall and boundary of improved back yard.
- Working to 40’ setback from that new bluff line determination
- Designed to 10’ view corridor rather than minimum allowed.
- 3,500sf basement not all included in FAR. Maids quarters, two bedrooms, game room, opens towards coast
- Previous lots were split and consolidated. Existing results in very wide side yard
- Front yard terrace with lightwell to basement
- At grade patio in NW corner within bluff setback. 5’ below street elevation.
- Coastal requiring low walls and pool to be removed.
- Existing house is as high but approx 2/3 as wide
- All drainage to sump pumped to street.
- Stone wood and stucco exteriors,

8/13/2019 – PUBLIC COMMENT

- Sally Miller: View corridors are in La Jolla community plan.
- Chris Freundt: Square Footage is 6800sf, 3800sf basement, Find the design and scale issues. House was shown on REBA caravan. (Applicant - intends to build this) neighbors concerned about size and walkout basement.
- Dana Young – community mostly Spanish small homes, concerned setback on South side is too little, prefer 5’ setback.
- Ed Esquinazi (sp?) – echo Chris comments, seems massive.
- Dana Young – Thrilled return to natural bluff, where will gates be. Concerned wall in front of SW corner does not get built taller. (applicant willing to make that last item a condition)
- Julie Hamilton – Will the rip rap be removed, any fence requires a CDP so put it on your plans.

8/13/2019 – COMMITTEE DISCUSSION

- Leira: would like to see AC compressors addressed ahead of time so that view corridor does not get polluted by things that weren’t thought out.
- Leira: How treating hardscape and Landscape? (Mix of tropical plants) Request site plan with hardscape, softscape, and permeable. (Part of front patio is roof over basement (impermeable), other planters and mix of permeable/impermeable.
- Leira: Aerial photo and context photos, like new architecture, but care about neighborhood fabric. Montage with adjacent buildings. Prefer to see as much permeable as possible, closest to existing drainage patterns.
- Kane: Colored landscape plan, not crazy about basements and light wells, bluff has failed, this site is overdue. Concerned about construction impact of basement and soil export
- Welsh: Context, would your client consider no fence on beach side
- Costello: Neighborhood character and transition to existing. Statistics on FAR, overall size, 6 homes in every direction. Averages and Standard Deviations. Would like to see increase setback for southerly neighbor.
- Fremdling: Proposed is far better looking than what is there now. Appreciate 10’ view corridor. Existing is a fortress. 14,000sf lot is larger than neighbors. Neighborhood is eclectic, mix of architectural styles.
- Jackson: context, project is listed for sale.

8/13/2019 – DELIVER FOR NEXT TIME

- Satellite Photo, Neighborhood photos, street view montage
- Colored landscape plan with plant labels (species)
- Construction plan to manage work in narrow
- Statistics on FAR, overall size, lot sizes, 6 homes in every direction. Averages and Standard Deviations. How many homes have basements
- See character of 5 oceanfront homes
- Fence details
- Please color in all bluff boundaries and setbacks.

6. FINAL REVIEW 8/20/2019

Project Name: Stupin Residence – 5191 Chelsea St
Permits: CDP

Project No.: 633674 DPM: Xavier Del Valle
Zone: RS-1-7 Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/633674>

LA JOLLA - (Process 3) Coastal Development Permit to demolish an existing single family residence, and construct a new 4,493-SF two-story single family residence with roof deck and attached garage at a site located at 5191 Chelsea Street. The scope of work also includes a 1,883-SF basement. The 0.183-acre site is located in the RS-1-7 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

8/13/2019 – APPLICANT PRESENTATION

- Aerial and street context presented.
- Similar footprint to existing, maintain backyard with South sunlight.
- Fully buried basement, not daylighted.
- Second floor master and kids bedrooms.
- 3824 sf habitable, 1883sf basement, 669sf garage
- Modern farmhouse architecture.
- 3D renderings, pulled back from corner so as not to overwhelm.
- Roof deck pulled back and mostly hidden behind roof slope.
- City cycle issues cleared.
- Rolled curbs,
- Dead flat lot after first approx. 3' embankment at Chelsea.
- Existing has partial second floor, proposed will have full second floor
- No windows align with neighbors
- Permeable pavers

8/13/2019 – PUBLIC COMMENT

- Sally Miller: any fence in front yard? (applicant: nothing, low veg. only)
- John Bannon: resident immediately to East: don't like rooftop deck, deck looks into his kids bedroom. (applicant: roof deck is far from his yard).

8/13/2019 – COMMITTEE DISCUSSION

- Jackson, where are AC condensers, between proposed garage and neighbors garage.
- Welsh: light well safety, (flat grate not handrails)
- Costello: for 30 years there has never been a moment without at least one house under construction on that loop. The progression to present is currently the houses are much larger, longer lasting construction time. Currently five houses are under construction. Would request on exhibit A no construction on weekends, and please keep the porta-facilities regularly maintained. Dust mitigation please.
- Costello: discuss plans with neighbors. Discourage roof deck, very few people actually use them.
- Costello: appreciate softened corner.
- Costello: properties typically outlast the current owner
- Leira: look at coastal breezes, don't believe roof deck will be used.
- Welsh: are there metal roofs in the neighborhood (yes, some, Kynar finish no glare)
- Kane: Staging? (room to fit in rear yard due to L shaped lot)

8/13/2019 – DELIVER FOR NEXT TIME

- Diagonal section for view from deck to neighbors pool.
- Consider removing deck

- Wind patterns
 - Construction impact mitigation on Exhibit A: no construction on weekends, maintain porta-facilities twice weekly, a dust mitigation plan.
 - See you next week
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7. FINAL REVIEW 8/20/2019

Project Name: La Jolla Mesa – 5911 La Jolla Mesa
Permits: CDP/SDP
Project No.: 639439 DPM: Xavier Del Valle
Zone: RS-1-2 Applicant: Tripp Bennett
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/639439>

LA JOLLA - (Process 3) Coastal Development Permit and Site Development Permit for an addition to an existing 4,135 SF one-story single family residence over a basement at 5911 La Jolla Mesa Dr. The scope includes construction of a 1,175 SF master suite to the existing home, and a 907 SF companion unit over a basement. The 0.77-acre site contains ESL, and is in the RS-1-2 Zone and the Coastal (Non-APP. 1) Overlay Zone within the La Jolla Community Plan Area, and Council District 1.

8/13/2019 – APPLICANT PRESENTATION

- The applicant requested to record this meeting. (no objection, applicant will share recording with Julie Hamilton)
- Building permit in place for existing one story, Active CCRs in place, CCRs don't allow second floor so project has to go out. Some back and forth with CCR jury, current clients have kids and want that extra footprint and accessory building. These were on the plans approved by CCR jury. They went back again to CCR jury and they were approved again.
- Site drops away from the street level.
- Addition at basement level. Single story at street level, then basement walk out and extends as single story at lower area where no floor above.
- FAR .21, 6,906 gross (includes all basement area), 33,815 lot size
- Roof deck from main street level, over extension of basement
- Detached companion unit even though no kitchen.
- Wood siding shingles and stone.
- Nothing proposed is taller than existing as viewed from neighborhood/street

8/13/2019 – PUBLIC COMMENT

- Julie Hamilton:
 - Portion of these lots is designated parks and open space, need to see boundary before anything else.
 - Requested no roof deck of applicant, if done, requested cable or glass rail.
 - Companion unit is now 8' taller than previously reviewed
 - Serial permitting is a concern
 - Concerned about their private views being blocked.
 - Months of review and concerned if there are changes, would like more time to review.
 - Previously, there was good communication, recent activity has had less communication.
 - Serial permitting even if a CDP still requires excess burden on neighbors

- John Frangos
 - LLC has owned this property since April 2016
 - Hillside review zone across my lot (per existing plans) would like to know where that line continues on subject property
 - CCRs/HOA: original plans were reasonable, then some more, then some more. Feb 2018 approval letter from CCR review, some elements have shifted since then.
 - Request story poles for latest revision of cabana.
 - Pool has risen in height, requires massive earth movement. 11' higher?
 - Would like to know more about drainage
 - Concerned about roof deck

8/13/2019 – COMMITTEE DISCUSSION

- See deliverables only

8/13/2019 – DELIVER FOR NEXT TIME

- Land use open space designation boundary
- Hillside Review boundary
- Satellite image wider
- Cross section to demonstrate recent grading
- Section showing 6' solid front wall proposed
- Do not want to see HOA/CCR issues unless tied to staff cycles.
- Layman's exhibit on drainage

8. PRELIMINARY REVIEW 8/20/2019

Project Name: Playa del Sur TM
Permits: TM/CDP
Project No.: 630623 DPM: Xavier Del Valle
Zone: RM-3-7 Applicant: Robert Bateman
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/630623>

LA JOLLA (Process 3) Tentative Map and Coastal Development Permit for the creation of 5 condominium units located at 290-298 Playa Del Sur Street. The 0.16-acre site is located in the RM-3-7 Zone and Coastal Overlay Zone (a portion of the lot located within the Appealable and Non-Appealable Area) within the La Jolla Community Plan Area, and Council District 1.