

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday Nov 12, 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

- Weiss – Project at 1228 Park Row has not returned to committee. Project is still open. No action. Non-compliant development still exists. Ask DPR to take this on, request applicant return or reject the project.
- Costello – re-1228 Park Row we should notify DSD PM and code enforcement
- Costello – Assessment Letters should be distributed with agenda
- Costello – Thank you Greg Jackson for updating the CPA website

2. APPROVAL OF MEETING MINUTES

- Meeting Oct 8, 2019

3. FINAL REVIEW 11/12/2019

Project Name: DeRyckere – 643 Bonair St
Permits: CDP
Project No.: 635624 DPM: Glenn Gargas
Zone: RM-1-1 Applicant: Kevin Leon/Mark Lyon
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/635624>

LA JOLLA - (Process 2) Coastal Development Permit for new companion unit addition of 474 square foot to an existing laundry room of 76 square feet for a total of 550 square feet located at 643 Bonair Street. The 0.14 acre site is located in the RM-1-1 base zone of the Coastal (Non-Appealable) overlay zone of the La Jolla community plan area. Council District 1.

9/10/2019 – APPLICANT PRESENTATION

- Existing structure is a garage and laundry and bathroom, CDP to convert structure to ADU, 1927 main house and garage, Garage converted to living space between 1932 and 1965. '65 assessment shows it as habitable. City has no permit records prior to 1955.
- Started as code enforcement, court could not make a determination, a CDP solves all issues.
- Neighbor complained. (new neighbor moved in and complained)
- In tandem overlay, long driveway allows 2 spaces, no additional parking required for companion unit.
- Code allows this. 141.0302 (BW to send to committee)

9/10/2019 – PUBLIC COMMENT

- none

9/10/2019 – COMMITTEE DELIBERATION

- Gaenzle – how deal with maintenance on PL walls? (requires access on neighbors house)
- Gaenzle – would a new structure require setbacks (yes) 14 1 3 2 A companion unit may encroach within the side and rear yard setbacks up to the property line subject to the following:
 - (A) A one story structure shall not encroach more than a maximum of 30' in length.
- Beth would like verification from the City allowing this property to exceed the 30'.
- Under garage conversion Information Bulletin 142 stated “Portions of garages not observing the required side or rear yard setback area may not be converted to living space without an approved variance.
- Costello – likely WWII era additional housing.
- Costello – curb to PL and driveway cycle issue (fighting those conditions, this is a use only, not development project) (\$0 spent on property improvement) (great expense to correct city's lost plans)
- Gaenzle – where are water heater and FAU.
- Will – Will you make life-safety improvements as part of a building permit. (yes)
- Gaenzle – Is there adequate street tree.

9/10/2019 – DELIVER FOR NEXT PRESENTATION

- Letter from city clarifying if 30' in length is for each encroachment or if encroachment into Side and Rear yards must share the 30' allowance (cumulative).
- What is adjacent to structure (in Aerial photo)
- Fenestration on neighbors

11/12/2019 – APPLICANT PRESENTATION

- Companion unit legalized from existing garage and convert to residential
- 1809 total sf on lot including the 475sf companion unit
- Code allows 30' length along each property line.

11/12/2019 – PUBLIC COMMENT

- none

11/12/2019 – COMMITTEE DELIBERATION

- Costello – When was house and garage built (Applicant Response: Estimated 1927, Confirmed before 1932, Converted to Residential prior to 1965, Code did not limit converting garages to habitable until 1983.)
- Costello – ROW dedication? (Applicant: Will challenge this request as cost prohibitive given minor cost of project) What is the status of adjacent sidewalks? (similar ... old)

11/12/2019 – MOTION

- Findings CAN be made (Jackson/Fremdling)

- In Favor: Jackson, Fremdling, Costello, Collins, Welsh
- Opposed:
- Abstain: Kane, Will (as chair)
- MOTION PASSES 5-0-2

4. PRELIMINARY REVIEW 11/12/2019

Project Name: Pearl Mixed Use– 801 Pearl St
Permits: CDP
Project No.: 638970 DPM: Will Zounes
Zone: RM-1-1 Applicant: David Bourne
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/638970>

LA JOLLA- (Process 2)*AFFORDABLE HOUSING EXPEDITE PROGRAM* CDP to clear the site of a demolished service station, to construct a 20,595 SF 2 story mixed use building consists of 2 retail units, & 26 residential rental units with on grade garage. The project will include 2 affordable housing units, located at 801 Pearl Street. The 0.48-acre site is in Zone 4 of La Jolla Pland District, the RM-1-1 Zone & Coastal Overlay (non-appealable 2) of the La Jolla Community Plan Area. Council District 1.

11/12/2019 – APPLICANT PRESENTATION (Bourne, Murfey, Charles)

- Certain parts of LJ are less than attractive, intend to build something beautiful and LJ can be proud of. Assembled a top notch team to build something positive.
- Need: LJ rents are expensive and very few new units
- Why not build the previous 12 unit condo project? Current proposed is a better fit to needs in LJ, smaller total area, smaller commercial space, similar residential area.
- Result will be less traffic, attractive building.
- Walkable effective retail, Fewer inhabitants than previous 12 unit condos,
- Designed to accommodate future generations, young professionals, teachers, fireman, police can live in the community they serve.
- Some units will be partially subterranean
- At grade parking off Eads not visible
- Trash on Bishops Ln
- 4' grade differential
- 6 ground level units with basement in back (South)
- 18' from back of building to rear (South) PL
- 6 units at rear 400sf on grade, + 400sf basement
- Entry to second floor NE corner, outdoor open to sky circulation between units.
- Upstairs 4 units over commercial on Pearl
- 2 2bedrooms along Eads and Bishops each
- 3 1 bedrooms open towards the interior of lot
- 6 studios along the rear property
- Balcony each 4 facing Pearl
- Stucco, split face CMU, Glass, Tile, Metal

- Two balconies on Bishop's Ln, Screened enclosure for parking
- Eads St – Open garage entry two balconies, plus outdoor BBQ common area at corner of Eads/Pearl
- 12-10 floor to floor, 14 floor to ceiling, just under 30' at upper limit
- SDGE easement at SE corner, 10' x 47' loading zone
- No back door to commercial
- Turnaround space in covered garage.
- ADA along streets and sidewalk, from parking, out to street. Only ground floor units from ramp and back walkway – no elevator access anywhere
- 5 spaces for retail provided. 18 spaces for residential for 26 units.
- Applicant would like to see bus connection to trolley, willing to support however follow.

11/12/2019 – PUBLIC COMMENT

- Orvis – density is too much, too many units, furnished implies transient in nature, we don't want that. Not family oriented. Eads is already a parking dilemma
- Amorosa – Any plan to change traffic on Pearl, new light? Other? (applicant does not know), seen many accidents, nearly hit daily. Incredibly concerning from safety standpoint. (Kane: what traffic improvements could be made?) Amorosa doesn't know either. Too much going on.
- Hammond: I was hit at this intersection, unprotected
- Wolfgang: Need a project on this lot. Gas station is not it. Prior proposal was better. Too dense. Increased traffic on Eads will be substantial. Turning left out of that driveway will cause accidents. Trucks will impact Bishop's Ln. Been hit at this intersection. Will hurt property values. Eads already has small rental units and this project will effect those rates.
- Moranville: requests a traffic study, last study done on a Sunday. Need to see school day congestion.
- Anastazi: Speed on Eads is excessive, Racing to beat stop light, retail space abundance of vacancy in LJ. No parking good luck getting tenants. (Applicant must do retail, not by choice, but proposing smaller commercial footage than previous design)
- Hammond: Red curb on Pearl? Currently red between gas station curb cuts. Will they add parking on Pearl? (Applicant: closing curb cuts will increase safety) Probably no parking there.
- Hammond: Biking on Pearl is very dangerous, please do not propose parking that would narrow Pearl further. Question about climate/green (Applicant: 2 EV charging stations, Meet/Exceed T24, San Diego CAP – Climate Action Plan, No solar currently proposed. Construction environmental sensitivity, diverted from land fill) How many bedrooms? (30 bedrooms total) Only 23 parking spaces.
- Wolfgang: How many parking spaces in previous project? (40)
- Moranville" Condition of soil with respect to contaminants (Applicant: Former tanks were relatively new, tanks removed, additional potential contaminants, County has Voluntary Action Plan, you have to build a project, county monitors soil excavation and removal, and then will provide clearance, overseen by county Health Department)
- Thompson: Why furnished? (App: Don't want overly large furniture brought in, damage and disruption, They will look better "staged". Young or young at heart walking residents, modern lifestyle)
- Anon: Concerned with short term rentals. (There will NOT be short term rental.) Will there be a resident manager (Yes) (Higher sales prices – lower cap - for apartments than for hotel)

11/12/2019 – COMMITTEE DELIBERATION

- Costello – PDO requires 600sf loading zone.
- Costello – Bacteria likely degrades hydrocarbons over the past 10 years.

- Jackson –
 - Physical impact of building, but not out of character from Pearl
 - Logistics of use, parking, traffic, concerned about parking
 - Looks like a hotel, Short-term rental ... that's worrisome
- Jackson – Can applicant propose traffic safety ideas, if only as a proof of concept
- Kane – Commercial is not so robust downtown. Anything we can do. We need affordable housing, not. Can we assist with variance from PDO?
- Will – Comments about increased density, increased residents might improve LJ retail. Young people do not want single ownership cars. Ace parking is preparing for a paradigm shift.
- Kane – moderating a webinar regarding housing situation, need something new, up-zoning increasing density along transportation corridors. Why isn't it being built? This is a nice building, still need to see how it addresses the transition to SFR to the South. Thank you to the team to add density in an attractive manner.

11/12/2019 – DELIVER FOR NEXT PRESENTATION

- Bring full-size drawings
- Demonstrate how back of project interfaces/transitions with adjacent residential to South
- Demonstrate vehicular circulation and parking
- Satellite/Aerial photos
- Street scape montage along Eads
- South elevation
- Traffic Study – and proposed solutions?
- Materials Board
- Landscape Plan
- Location of Bus Stops
- Cross section N/S showing building and adjacent residential to South
- Consider making a note on the project title sheet that you will not make short term rentals (less than 30 days)
- Streetscape montage (with your project along Pearl).
- Cross Sections to demonstrate relative massing
- Think about how we can help you to eliminate retail requirement.