

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday Dec 17, 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

- text
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2. APPROVAL OF MEETING MINUTES

- Meeting Dec 10, 2019
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3. FINAL REVIEW 12/17/2019

Project Name: Leidy Residence – 6216 Avenida Cresta
Permits: CDP
Project No.: 639782 DPM: Tim Daly
Zone: RS-1-5 Applicant: Olesinski
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/639782>

LA JOLLA- (Process 3) Coastal Development Permit for a new 7,172 square-foot, two-story single family residence with basement, 788 square-foot garage, 629 square-foot Guest Quarter, and a detached 423 square-foot Companion Unit located at 6216 Avenida Cresta. The 0.24-acre site is in the RS-1-5 and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

12/10/2019 - APPLICANT PRESENTATION

- Site 10,550 sf, FAR allowable 5,699sf ... 5,293sf proposed
- Average structure footprint within 300' radius is 3951sf. Proposed 3440+450=3890sf
- Modern with warm wood and board formed concrete.
- Half of street façade is single story to maintain views for elevated structure across street
- Hedge to North is 16' and maintained in cooperation with neighbor.

- None of lower level included in FAR
- Site is noticed, neighbors notified.

12/10/2019 – PUBLIC COMMENT

- none

12/10/2019 – COMMITTEE COMMENTS

- Leira: Is there a gate into parking area? (applicant: no)
- Will: Any light wells? (applicant: 2 small ones)
- Jackson: Neighbors? (owner: one neighbor happy to preserve view, another wanted a red tile roof, West neighbors concerned with privacy and applicant have cooperated with neighbor's architect, proposal will allow view through home to horizon)
- Jackson: How far does the circle need to go before other than red tile roof (applicant: next door, mix of architectural styles)
- Leira: Site has so much built surfaces. Would like to see landscape plan. (applicant: shared exhibit with colored site plan) Where will solar fit in? (Second roof back from street, 3' below, concealed from street view) No neighbors have exclusively flat roof.
- Will: are you 24' at front corner? (app: 1/3 exemption in front corner is approximately 24', kisses 24' angled height limit along North PL.)
- Leira: Would like to see elevations reflecting street width: section across street (through house across street, street, and through project to West.
- Costello: Have you considered moving ADU away from neighbor (specifically tucked it there behind heavy planting specifically to make it hidden to neighbors).

12/10/2019 – DELIVER NEXT TIME

- EW section from Howard's to Hunt's
- Where would solar plans go - shown in plan/section.

4. FINAL REVIEW 12/17/2019

Project Name: 7315 Cuvier and 614 Sea Lane
Permits: CDP/Map Waiver
Project No.: 641955 DPM: Xavier del Valle
Zone: RM-1-1 Applicant: DeVincenzo
Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/641955>

LA JOLLA - (Process 3) Coastal Development Permit and Tentative Map Waiver for an addition to two existing single story units that total 1,167 SF each at 7315 Cuvier Street and 614 Sea Lane. The scope includes a 2nd story addition with roof deck that will create two detached residential condos that total 2,034 SF and 2160 SF. The 0.13-acre site is in the RM-1-1 Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

12/10/2019 - APPLICANT PRESENTATION

- Two portion of existing lots to consolidate and then condo map them.
- Adding second floor to each of two single story detached homes.
- Exterior spiral stairs to roof deck behind mansard roof.

- Horizontal siding, vertical siding, some stucco

12/10/2019 – PUBLIC COMMENT

- text

12/10/2019 – COMMITTEE COMMENTS

- Jackson: Difficult site to construct. (applicant: Fencing yard, use garage for staging. Minor foundation work)
- Jackson: Will the wild flowers survive (we hope to)
- Leira: Are both actions part of CDP (yes)
- Leira: who can access certain areas of yard. (existing fences to remain and illustrated)
- Will: FAR left? (4194 proposed, 5653 allowed. Condo agreement will outline how balance can be applied.)
- Welsh: Why not small lot. New PL would be problematic with easements, utilities.
- Leira: would like to see further detail/architecture of spiral stairs.

12/10/2019 – DELIVER NEXT TIME

- Aerial map of surrounding area? Context of surrounding buildings.
- Photo of similar spiral stairs

5. FINAL REVIEW 12/17/2019

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

8/20/2019 – APPLICANT PRESENTATION

- Clients are here today.
- Reviewed requested Deliverables
 - Open space boundary (planners say to default to ESL, city will request a covenant of easement. "red" Overlay confirming line for ESL. Development within 5' proposed ESL line.
 - Hillside Review defers to "Steep Hillsides" based on 25% for 50 feet or taller or 200% slope 10' tall.
 - Reviewed satellite views
 - Site sections: towards street and each longitudinal with neighboring homes shaded in. nothing proposed taller than street level. All down hill.

- 6' solid wall replaced with 3' solid rock and 2' open on top. This is new and needs to go through CCR committee although less than previous. Trying to mimic neighbor. Wall is 2' back from PL with 2' planting.
- Drainage: Collect and route to rip rap dissipator. Discharging to landscaped area.

8/20/2019 – PUBLIC COMMENT

- Julie Hamilton:
 - Development should minimize disturbance to hillside. Worried about natural features.
 - 10' between deck and edge of ESL. Building is further out than neighbor's buildings.
- Kiara O'Shea (owner): grade was going to hinder wishlist. Pool at grade would be 20'+ down from main house. Would not be used. Want to look for long-term livability.
- JohnFrangos: CCR approved plans have pool and cabana, it was fine with me. It was 5' lower. Disagrees with city determination of where open space line occurs.
- Stacy Kanaan: CCR juror and neighbor. Architect has been cooperative up until ... discussion of CCR approvals and private view concerns. Concerned about scale of project and harmony with neighbors. Will there be some way for neighbors to talk about it with applicant team?
- Ziegfried Reicht: what if everyone did that? No other structures go out that far
- Julie Hamilton: Began in 2016. Changes were being made and did not know until 11th hour. Would like to resolve this between neighbors.

8/20/2019 – COMMITTEE DELIBERATION

- Leira: consider less solid and more open front wall/fence.
- Leira: can you add pervious pavers around pool? (applicant's engineer: They are problematic)

8/20/2019 – DELIVER FOR NEXT PRESENTATION

- Discuss issues with neighbors
- Look at alternative to fit within slope like lowering the pool and cabana.