

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Meeting Minutes – Tuesday Dec 10, 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**

- CPA elections – 8 seats open. 3 meeting up to and including Feb.
  - Corey, looking at old photos of rec center, this space was originally outdoor patio.
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**2. APPROVAL OF MEETING MINUTES**

- Meeting Nov 19, 2019
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**3. ~~FINAL REVIEW 12/10/2019~~ WILL NOT PRESENT 12/10/2019**

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.

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**4. PRELIMINARY REVIEW 12/10/2019**

Project Name: 5421 Bellevue Ave LLA  
Permits: CDP  
Project No.: 558873 DPM: Xavier Del Valle  
Zone: RS-1-7 Applicant: Bright  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/558873>

LA JOLLA - (Process 2) Coastal Development Permit for a Lot Line Adjustment and Consolidation of Lots 11, 12, 13 and 14 in Block 26 of Bird Rock Addition of Map 1083 to make two parcels located at 5421 Bellevue Avenue. The site is in the RS-1-7 Zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1

#### **12/10/2019 - APPLICANT PRESENTATION**

- 11, 12, 13 currently one parcel, and parcel 14. Part of lot 13 to transfer to lot 14 parcel.
- Selling 24' to neighbor.
- Smallest lots exceeds 5000sf minimum.
- Future 10,102 sf and 7,147 sf parcels.
- No construction as part of this project
- Construction likely but from neighbors side.
- CDP approved in 2009, expired

#### **12/10/2019 – PUBLIC COMMENT**

- none

#### **12/10/2019 – COMMITTEE COMMENTS**

- Motion to make this final )Costello/Fremdling
- In Favor: 7-0-0

#### **12/10/2019 – DELIVER NEXT TIME**

- Motion FINDINGS CAN (Jackson/Collins)
- In Favor 6-0-1

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## **5. PRELIMINARY REVIEW 12/10/2019**

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.

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**6. PRELIMINARY REVIEW 12/10/2019**

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://opensd.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