

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

Meeting Agenda – Tuesday Apr 21, 2020 – 4:00 pm

Due to the current public health emergency, LJCPA and its committees are meeting online rather than physically. Those who wish to attend (including viewing, listening, and possibly speaking at the meeting) must register in advance. To register for the DPR meeting, please visit <https://lajollacpa.org/agenda-instructions-for-online-dpr-meeting-4pm-4-21-20/> at your convenience. Registration will remain open until the meeting ends.

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/agenda-instructions-for-online-dpr-meeting-4pm-4-21-20/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 4/20/2020.

-
- 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.***
-

1. NON-AGENDA PUBLIC COMMENT

- Gaenzle: Please distribute updated/final minutes to committee members#
-

2. APPROVAL OF MEETING MINUTES

3. FINAL REVIEW 4/21/2020

Project Name: Naviaux Companion Unit – 5623 La Jolla Hermosa Ave
Permits: CDP
Project No.: 655582 DPM: Benjamin Hafertepe
Zone: RS-1-7 Applicant: Michael Morton
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/655582>

LA JOLLA (Process 2) Coastal Development Permit to convert an existing 365-square-foot accessory structure into a companion unit located at 5623 La Jolla Hermosa Ave. The 0.12-acre site is in the RS-1-7

Zone and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

4/14/2020 – APPLICANT PRESENTATION

- Morton:#
 - Typical pattern of neighborhood is small homes with driveway along one side and garage in the back. Detached was previously converted to an office in 2002 (legally) and is now allowed to be converted to an ADU.
 - Garage will get a 1-hr rated wall retrofit, entire property already landscaped, minor improvement to landscape drainage.
 - New stucco (white with green trim to match existing house)
 - New windows, new doors, no change to overall mass
 - Adding a tankless water heater and a heat pump on alley side of building.
 - Neighbors are aware and had no issues

4/14/2020 – PUBLIC COMMENT

- Kathleen Neil: Please describe the AC system (Morton: Ductless mini split) New foundation? (Morton: No, saw cut for plumbing only.)#

4/14/2020 – COMMITTEE DISCUSSION

- Leira: How will parking work? (Morton: Two tandem spaces existing. No additional spaces required.)#
- Kane: New fenestration? (Morton: Yes, new windows and doors)#
- Kane: Is there a site fence? (Morton: yes chainlink fence on neighbors property)#
- Gaenzle: Any other companion units in this area (Morton: don't know but there may be soon) Are there any neighbors in attendance? (Silence indicates no)#
- Costello: A neighbor emailed me but cannot open it. #
- Gaenzle: Would like to wait until next meeting. #

4/14/2020 – Additional Items

- Costello letter#
- Awareness of surrounding neighbors.#

4. PRELIMINARY REVIEW 4/21/2020

Project Name: Salvagio Residence – 411 Sea Ridge Rd
Permits: CDP/SDP
Project No.: 659048 DPM: Xavier del Valle
Zone: RS-1-7 Applicant: Mark Lyon
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/659048>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demo an existing residence and construct a new two-story, 5,067 square foot residence, including garage, carport, decks, balconies and site improvements at a site located at 411 Sea Ridge Rd. The 0.21-acre site is in the RS-1-7 Zone, SCOZ-CB, FP 100, and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

5. PRELIMINARY REVIEW 4/21/2020

Project Name: Caraher Residence – 1136 Muirlands
Permits: CDP
Project No.: 660179 DPM: Benjamin Hafertepe
Zone: RS-1-2 Applicant: Tim Martin
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/660179>

LA JOLLA - (Process 2) Coastal Development Permit for a new 7,166 square-foot two-story single-family residence with a basement, attached 3 car garage, and new site retaining walls located at 1136 Muirlands Drive. The 0.49-acre site is in RS-1-2 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

6. PRELIMINARY REVIEW 4/21/2020

Project Name: Conant Residence – 420 Pearl St
Permits: CDP
Project No.: 655226 DPM: Xavier del Valle
Zone: LJPD5 Applicant: Drew Hubbell
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/655226>

LA JOLLA (Process 2) Coastal Development Permit to demo existing residence and construct a new three-story, 4,493 square-foot, two-unit residence with basement garage, roof deck, and driveway at a site located at 420 Pearl Street. The 0.083-acre site is in the La Jolla Planned District (LJPD) Zone 5 and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area, and Council District 1.