

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – 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.

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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

- Costello – CDP open on Kolmar St, did not go through community review. Would like to see this project reviewed
 - Miller – Neighbor to Kolmar. Environmental review due today. Project review should be provided, neighbors are concerned. Neighbors feeling like this is being swept through.
 - Kane – Steven Hadley from Barbara Brie's office. Gary Geiler says that PM will respond. This decision is "under review".
 - Golba – Unique project, client not in rush, plans reviewed and cleared on 2nd review, asked for environmental to continue without community review. Would like to be on agenda for DPR on first meeting in May.
 - Davies – Would like to see La Jolla stay beautiful
- Merten – Muni code change to allow tiny (mobile) homes. Standard mobile homes fit code change. This would be significant impact to LJ. Significant risk of trailers as vacation rental. Request email to B. Bry and any discussion of amendment should be postponed until community groups can review and respond. We don't know what the ordinance is yet. No natural gas means mobile propane trucks making deliveries.
 - Kane – Request is that we should respond to B. Bry as there will likely not be time to CPA to review at May meeting.

- Costello – Would like to see Cycle Issues for all projects

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 side 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.

4/21/2020 – APPLICANT PRESENTATION

- Costello - There was no neighbor in opposition to project
- Morton - Owners were notified. Owners would like to move 92 y.o. father onto parcel.

4/21/2020 – PUBLIC COMMENT

- none

4/21/2020 – COMMITTEE DISCUSSION

- Gaenzle – Can you see the project from the street? (Morton: Yes, it is at rear of property but can be seen down long driveway when)
- Costello – Circled garage, what is that? (Morton: That is the structure to be converted to ADU) Will they be without garage? (Morton: Yes, They already have 2 tandem parking spaces)

4/21/2020 – COMMITTEE MOTION

- Findings CAN be made (Kane/Jackson)
- In Favor: Gaenzle, Collins, Fremdling, Kane, Leira, Jackson
- Opposed: Costello
- Abstain: Brian (as chair)
- Motion PASSES 6-1-1

3. 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.

4/21/2020 – APPLICANT PRESENTATION (Kevin Leon)

- Leon: On the bluff near false point
- Flat lot except bluff
- No closet to bluff, increasing side setbacks for view corridor
- Building a two story home between 2 two-story homes
- Grass pavers at carport, central courtyard, Landscaping whole property.
- Craftsman style as viewed from street with modern tendencies on view side.
- Under the height limit and meet bulk and scale of neighbors
- Per Leir question ... first third from street will be pitched roof, middle third will be solar panels, rear third will be roof deck.

4/21/2020 – PUBLIC COMMENT

- Wampler: Thank you for those 6' and 7' view corridors.

- Reineman: Live across the street, parking can get jammed, happy to see extra parking but also concerned carports are often turned into garages. Like the look of house.
- Bodtke: Concerned with that pool and neighbors pool eroding the cliff. Please take extra care to protect bluff.
- Hyde (on behalf of nearby neighbor): Asked that construction be limited to 1.5 years.
- Wampler: Hopefully the carport and covered balcony will not be enclosed. Articulation looks great.

4/21/2020 – COMMITTEE DISCUSSION

- Leira: Where are the roof decks? (first third from street will be pitched roof, middle third will be solar panels, rear third will be roof deck.) Would like to see elevation of adjacent neighbors from view side and relationship to roof decks.
- Gaenzle: Do you have a dedicated view corridor? (Not on the project now, but will be required to dedicate view easement on both side setbacks) Where does door access street balcony? Seems like a future room in the making. What are swinging gates on street? (Gates into property)
- Kane: What does grasscrete look like (glass). Materials? (lapped siding on street side and stucco and glass at rear)
- Gaenzle: Why the split personality? Seems strange.
- Kane: How visible is the home from the ocean? Can you talk about bluff edge and pool and geology? (Some additional comments for geologist, but it was reviewed and reported as stable. Railing will be 5' back from bluff edge.
- Will: Prefer not to see roof decks (Owner: roof deck provides views further West, as opposed to South, analyzed neighbors fenestration and there are none that are impacted)
- Leira: 2 large roof terraces, how many people will be up there? (Owner has a family, wanted street to match neighborhood, we didn't do the articulation at rear because all glass and not viewed from public.) Why such large roof terrace? (This is the clients request)
- Costello: Please expand upon setbacks. Rendering looks to have tall plants in corridor. Do you have views looking up from beach? Would like to review geo report. (Will review landscape plan to ensure that no plants taller than 36", and they will be cut)" Concerned about pool falling into ocean. (pool is existing, house is no closer to bluff than existing house, safer to leave it in than to remove)
- Kane: Keep roof decks to center of building. Can you provide deed restriction not to infill?
- Costello: Concerned about 2 driveways. (No driveway at carport so parking is allowed). If plants block carport visitors would no that parking is allowed there.

4/21/2020 – ADDITIONAL ITEMS

- Street rendering with hardscape and fencing/gates
- Relationship of roof decks to neighbors as seen from ocean side (elevation).
- Geology Report
- View from beach
- Materials board including glazing
- Consider eliminating roof deck closer to West side setback.
- Colored landscape plan.
- Consider provide deed restriction not to infill porch or carport?

4. PRELIMINARY REVIEW 4/21/2020

Project Name: Carraher 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.

4/21/2020 – APPLICANT PRESENTATION

- Third of 3 properties developed.
- No parking on Muirlands, need to provide all guest parking on-site
- Garages aligned along side, Pad, 10' below street level
- Keystone retaining wall at low (rear) of property
- Meet or exceed 25' front setback, 8 and 24' side setbacks
- Basement daylights
- Only corner of roof nearly touches height limit
- Covered lanai, gameroom and bedrooms in basement
- Farmhouse, white stucco, black steel windows, tile roof and standing seam at low pitch elements
- Sections demonstrate working with the natural slope.
- Yellow line depicts street level at about 10' above floor level.
- Street trees and low planting but no fencing or hedging at street
- One palm tree at base of lot will be removed or relocated
- Drainage coordinated with 2 Easterly properties with catch basins on each and then concrete swale on neighbors property

4/21/2020 – PUBLIC COMMENT

- Golba – Tree relocation was required of his clients properties but this property was already sold prior to his CDP.

4/21/2020 – COMMITTEE DISCUSSION

- Leira – Previous issue when large lot was graded and trees were removed. Are there any restrictions to replace lost trees? Mature trees are very important
- Leira – Height of retaining wall above 6' sewer easement? (10' at highest)
- Kane – There were some historic stone walls that were going to remain with naturalized drainage across bottom of all 3 properties. Recall that that motif was to be continued across all 3
- Kane – feels very 1920s Montecito, steep slopes with Oak trees, seasonal creeks coordinated with drainage, naturalized, this could be done to benefit all 3 properties.
- Leira – First new house in Muirlands to feel like the Muirlands
- Kane – Beautiful job.

4/21/2020 – ADDITIONAL ITEMS

- Would like to review the landscape plan in detail. There is backstory and requirements that your client bought into.
- Review cobble wall option across all 3 properties. Detail on edge retaining wall. How relates to next door. Look at naturalization
- Photoshop a materials board.

5. 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.

4/21/2020 – APPLICANT PRESENTATION

- Client has been on property for 20 years, run down shingle style on property, building townhouse
- Large 3 story on either side.
- Elevator will serve both units but not to roof top.

4/21/2020 – PUBLIC COMMENT

- text

4/21/2020 – COMMITTEE DISCUSSION

- Leira – building matches many of older apartment buildings in area. How far does building go to back? (15' rear setback landscaped)
- Kane – how do windows relate to neighbors? Proximity? Privacy? (10' on one side, 17' on the other to adjacent building) They will be opaque in bathrooms
- Kane – Downtown Santa Barbara – love it
- Leira – appreciate the location of the terraces

4/21/2020 – ADDITIONAL ITEMS

- Overlay neighboring building windows
- Landscape plan
- Materials board
- Resolve elevators