

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

Meeting Agenda – Tuesday May 12, 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-5-12-20/> 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-5-12-20/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 4/20/2020. This must include your most recent Assessment Letter and Cycle Issues in addition to your presentation materials.**

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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**

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**3. FINAL REVIEW 5/12/2020**

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?

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#### **4. FINAL REVIEW 5/12/2020**

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.

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## **5. ~~FINAL REVIEW 5/12/2020~~**

~~Project Name: Conant Residence 420 Pearl St  
Permits: CDP  
Project No.: 655226 DPM: Xavier del Valle  
Zone: LJPD5 Applicant: Drew Hubbell  
Project Info: <https://opensds.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~~

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**6. PRELIMINARY REVIEW 5/12/2020**

Project Name: Kolmar Residence – 304-306 Kolmar St  
Permits: CDP  
Project No.: 639405 DPM: Benjamin Hafertepe  
Zone: RM-1-1 Applicant: Tim Golba  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/639405>

LA JOLLA - (Process 2) Coastal Development Permit to demolish a single-dwelling unit and to construct two (2) two-story, single-dwelling units located at 304-306 Kolmar St. Unit 1: 2,229 sf. Unit 2: 2,244 sf. The 0.11-acre site is in the RM-1-1 Zone, Coastal Overlay (N-APP-2) Zone within the La Jolla Community Plan area. CD1.

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**7. PRELIMINARY REVIEW 5/12/2020**

Project Name: Bellava – 7306 Draper Ave  
Permits: CDP/SDP/TM  
Project No.: 655382 DPM: Benjamin Hafertepe  
Zone: RM-1-1 Applicant: Shani Sparks  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/655382>

LA JOLLA (Process 3) Tentative Map, Site Development Permit, and Coastal Development Permit for demolition of an existing single-family residence, subdivision of existing lot into two single lots, and construction of a new 3,615-sq-ft. residence on the south lot and a new 3,470-sq-ft residence on the north lot located at 7306 Draper Avenue. The 0.14-acre site is in RM-1-1 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.