

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – September 8, 2020 – 4:00 pm

Because of the continuing COVID-19 emergency, this meeting will be held online. You must register in advance to attend. Instructions and links are at <https://lajollacpa.org/ljcpa-online-meeting-instructions/>

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/2019-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 7/20/2020. This should include the following:

- **Your submitted drawings in a single PDF (required)**
- **Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)**
- **Your presentation slides (if to be presented) in a single pdf (optional)**

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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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NON-AGENDA PUBLIC COMMENT:

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 9/8/2020

Project Name: 6375 Avenida Cresta and 6360 Via Maria
Permits: CDP
Project No.: 667263 DPM: Ian Heacox
Zone: RS-1-7 Applicant: Haley Duke/Tony Crisafi
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/667263>

LA JOLLA- (Process 2) Coastal Development to demolish 2 existing residences on parcels 351-581-07-00 and 351-581-01-00. Proposing to construct a new 9,181 square-foot residence. Work to include site walls,

new driveways and existing two lots to be tied together, located at 6375 Avenida Cresta and 6360 Via Maria. The 0.46-acre site is in the RS-1-7 zone within the Coastal Overlay (non-appealable) zone within the La Jolla Community Plan area. Council District 1.

8/18/2020 APPLICANT PRESENTATION

- Site overview Winamar/Cresta/Maria corner
- Private home on West side of combined lot and ADU on East side and increased gardens
- Structure on Via Maria needed work.
- Site plan show existing and proposed and location of 2 story structure
- All setbacks exceeded, greatly increased setbacks from each corner by 20-40' respectively
- Small second floors cover less than 9% of site area.
- 7,500sf habitable, GFA is 8,900 was reduced since project submittal. 2,200sf less than allowed on both independent properties.
- West Corner rendering with archade facing coast. East corner rendering reduces linear feet of building façade and greatly increased setbacks
- Increased second floor stepback and increased side setbacks after meeting with neighbors
- Garden grade will be lowered from existing to create sunken level even with Ave Cresta
- Photo of similar home and material palette.
- All presentation materials were presented on site
- Addressed dust control and construction staging with neighbors
- Project is in complete conformance.
- *Leira – What is non-habitable space? The mechanical spaces and garages in basement*
- Presented blank Lot Tie form. *What conditions would be applied?*

8/18/2020 PUBLIC COMMENT

- none

8/18/2020 COMMITTEE DELIBERATION

- Costello: What does muni and community plan say about density.
 - Duke: City cycle confirms it meets density requirements and project proposes a SFR and ADU.
- Kane: Are the lots being joined (This will be a lot tie not a lot merger. It could be redeveloped as two independent lots in the future and revert to underlying map. Complete demo of center “swathe” could recreate two independent lots.) How does lot tie expire? (it would depend on agreement)
- Jackson: nice structure, it’s tall.
- *Applicant Crisafi – Two story height is located near neighboring 2-story to improve transition.*
- *Leira – What are base subdivision (applicant: only two lots).*
- Costello: would like some time to do research on ramification on lot tie.
- Owners will likely not pay for an attorney to educate the DPR.
- Jackson: all info on lot ties is able

8/18/2020 DELIVER FOR NEXT MEETING

- ~~Please confirm mechanism to tie and un-tie lot.~~ *presented*
- Applicant does not understand request.

8/18/2020 COMMITTEE MOTION

Make FINAL (Will/Jackson)

- Any opposed? Costello (motion fails)

ITEM 2: PRELIMINARY REVIEW 9/8/2020

Project Name: Westbourne Small Lot Sub – 460/462 Westbourne St

Permits: CDP, SDP, TM
Project No.: 663879 DPM: Benjamin Hafertepe
Zone: RM-1-1 Applicant: Sparks/Bolyn
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/663879>

LA JOLLA (PROCESS 3) Coastal Development Permit, Site Development Permit, and Tentative Map to demolish an existing single dwelling unit, subdivide existing lot into four single lots, and construct four two-story single dwelling units (each ranging 3,814 - 4,120 SF) over full basements with attached garages located at 460-462 Westbourne Street. The 0.3-acre site is in the RM-1-1 Zone and Coastal (Non-Appealable 2) Overlay Zone within the La Jolla Community Plan area. Council District 1.

ITEM 3: PRELIMINARY REVIEW 9/8/2020

Project Name: Girard Lofts – 7606 Girard
Permits: CDP
Project No.: 664566 DPM: Xavier Del Valle
Zone: LJPD-1 Applicant: De Bartolo
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/664566>

LA JOLLA (PROCESS 2) Coastal Development Permit for a 2 story, MU building on an existing parking lot, including 1,960-sf of retail, 18 DUs (1 very low-income units per 100% Density Bonus), and parking at 7606 Girard Ave. The 0.278-acre site is in the LJPD-1 Zone, the Coastal (Non-App.2) Overlay Zone, the Coastal Height Limit Zone, the Parking Impact Zone, the Residential Tandem Parking Zone, the Transit Area Zone, and the Transit Priority Area in the La Jolla Community Plan area, and CD 1.

ITEM 4: PRELIMINARY REVIEW 9/8/2020

Project Name: Foxhill – 7007 Country Club Dr
Permits: CDP, SDP, TM
Project No.: 508125 DPM: Tim Daly
Zone: RS-1-4 Applicant: Coston
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/508125>

LA JOLLA (Process 3) Tentative Map, Coastal Development Permit, and Site Development Permit to create two lots with existing single dwelling unit on a lot and new lot with construction of a new 14,226 SF two-story single dwelling unit with attached garage, pool house, and pool on a site containing ESL. The 8.77-acre site is located at 7007 Country Club Dr. within the RS-1-4 zone and the Coastal Overlay Zone (Non-Appealable Area 1) of the La Jolla Community Plan area. CD-1.