

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:

1. Kane: Appointment with CCC Thursday (3 minutes) for children's pool access ramp. Appeal to re-open. Please provide any insight or recommendations
 - a. Costello: Access ramp is in community plan.
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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)

9/08/2020 COMMITTEE DELIBERATION

- Costello: Density is below 5-9 dwelling units per acre. Project should fall within this range. Proposal is 2 dwelling units per acre. Reviewed cycle comments from another project in 2011 that took issue with a lot tie. As such not consistent
- Jackson: Looked at entire block. The density of block as built is entirely under 5 units per acre. Did the city approve that project? (Costello: yes they approved it in exchange for other concessions)
- Kane: Complete Communities, in most arguments its too much density, now we have the reverse argument. Demand is for more middle income properties. Trend is to overbuild.
- Will: Lot tie is temporary, community is not permanently deprived of density.
- Kane: That happened on Kolmar.
- Jackson: Makes one more expensive and one more affordable unit.
- Leira: This inconsistent with the zoning numbers but consistent with surrounding development "character". Interesting issue. Comfortable with project for neighborhood scale and character.
- Costello: Used to be a neighborhood of engineers and professors, but not any more.
- Kane: Is this the super-rich gentrification
- Shannon: Home prices in San Diego coastal are so much less than Los Angeles. Jobs have become portable. Highest salaries from all over nation can move here.
- Kane: Kolmar project was too big for lot. Owners on many projects are out of town.
- Jackson: Short term rentals or absentee ownership is not germane

9/08/2020 APPLICANT RESPONSE

- There are still 2 units, one main unit and one ADU

9/08/2020 MOTION

- Findings CAN be made and is consistent with neighborhood character(Jackson/Kane)
- Discussion on Motion:
 - Costello: Did the city address this issue in cycle issues?
 - This project still has 2 units, it was clarified at city and cycle issue was closed
- In Favor: Jackson, Kane, Fremdling, Blackmond, Costello, Leira
- Abstain: Will (as chair)
 - Motion passes 6-0-1

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.

Applicant Presentation:

- Small lot subdivision, each home will be fee simple with own lot lines.
- Each 2 story over basement
- Full compliance, well under height limit, kiss limit only at elevator roof access.

- Centrally located roof decks.
- 3D renderings
- Westbourne and LJ Blvd corner. 4 square lots helped articulate and increase landscape rather than 4 narrow lots.
- Use easements will exist for between house maintenance and shared use easements for driveway and walk.
- Photos from similar coastal project on Law Street by design and developer team to demonstrate details and materials.

Committee Deliberation

- Shannon: How is run-off handled? Where are gutters on Law Street Photos? 80-90% of insurance claims are water damage. Recommend Plywood over OSB, drains in upstairs bath or laundry rooms.
- Jackson:
 - Jog at Westbourne, There is a strong run-off river aimed at project
 - Garage and driveway configuration requires coordination of neighbors. Will owners park on street?
 - Rigobertos across street, smell problem at certain times, but is due for redevelopment.
 - (Applicant: Lives in similar circumstance where garages are tight across alley and still manage to park in garage.)
- Blackmond: No HOAs
- Kane: Why small lot subdivision? What does that do to size and shape of lots. (Applicant: Irregular)
- Leira:
 - What do you do with public realm? There should be street trees on curb to protect/insulate pedestrians. Street trees present sense of old La Jolla.
 - How does project relate to neighbors?
 - A lot of concrete
- Fremdling: Security is a big deal. Do I have individual garage doors, underground parking?
 - Applicant: Each unit has at grade 2 car garage with its own door
 - Runoff concerns, basement sumps?
 - Handsome project, unique
- Shannon: A lot of earthwork, There are some large eucalyptus
 - Where does trash go?
 - Jackson: In this neighborhood, cans are placed outboard of parked cars
- Kane: Is the city requiring on-site runoff retention?
 - Applicant: no, because permeable paving.

Deliver for next time

- Consider increased street trees
- Street elevation (photo montage) with proposed superimposed.
- Identify where and how much brick or permeable paving.
- Platting of small lot subdivision: Small lot superimposed on AP map.
- Please review, consider run-off

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.

Applicant Presentation:

- Just over 12,000sf lot, Girard at Torrey Pines
- 18 units, 2 story project, all applicable setbacks
- Retail activation at street.
- Odd shaped lot immediately North (behind) Vons. Currently surface lot.
- Proposing to abandon some easements along Southern line.
- Pedestrian link will be maintained and layered into project.
- Easily walkable to heart of LJ – Pedestrian orientated.
- Project proposes setbacks and light and air between 3 buildings
 - Village within a village
- Landscaping adjacent to Vons building remains
- Building steps along pedestrian path to articulate “fine grain” urban fabric
- Promote activation of pedestrian link as turn corner from Girard to path
- 17 loft type units over parking, one ADU unit on pedestrian path at grade level
- Attic spaces get AC units out of the way, cross ventilation
- The exact opposite of previous project. Small units, social living, dynamic urban living.
- Architectural elements borrowed or inspired by neighboring buildings.
- Eclectic along pedestrian path, mural wall opportunity, mixing material pallet, more unified along Girard.
- Renderings
- Apartments range from 350sf to 481-755sf. 1 affordable by deed, 17 affordable by design.
- Rental units

Public Comment:

- Fitzgerald: How many parking? 18 studio units, 13 spaces provided, 12 required.
 - Anticipate more cars than spaces provided.
 - Concerned as someone who is mobility challenged that only one unit is accessible
 - Hope for good sound deadening for loading dock adjacent
- Forbes:
 - What is height of retail space? (Applicant: 10')
 - How are you going to provide parking? (Parking satisfies requirement but cannot speak to control of spaces. That's a managerial item. Parking lot will be open during regular business hours.)
 - What happened to parking agreement with Vons? (month to month agreement can be terminated at any time, no documentation to support that parking is tied to Vons or Vons development)

- How handle drainage? (reviewed site plan, fall East to West, all exterior paving at grade is pervious, bio retention gardens on site, stormwater treatment and below grade “wetlands vault” on site. All stormwater drains remain.
- Do exterior colors follow PDO color pallet? (Material and color pallet allowances, showing a darker grey brick on building which may not meet “color” pallet, but it may be a reasonable deviation if allowed as better balancing out the project. Red brick did not fit with architecture or village.
- Object to lack of elevator. Should stop treating disabled as second class citizens.

Committee Deliberation:

- Costello: Looks great, appears PDO compliant, Street trees?
 - Applicant: 4 Mexican fan palms and then 3 intermediate crate myrtles trees all to remain.
- Kane: Echo comment that best of 3 previous concepts for this lot. Applaud smaller scale affordability. Inviting all types of housing into LJ. Its in the right spot. Are trees consistent with community plan? I’d like to understand courtyard
 - Applicant: 6 new trees along pathway. Blur line between Vons and subject property. Shoestring acacia and others.
 - Applicant: 2 sets of stairs up to second floor, private patios along central path.
- Shannon:
 - Why no elevator? (applicant: cost and balance with cost of an affordable unit, considering demographic believe it’s appropriate)
 - Parking required? (applicant: yes required)
 - Where put bicycles/storage?
 - (applicant: bicycle parking provided with racks (short term), for tenants, there are secure parking or storage “cages” for each unit.
- Leira: As last standing framer of LJ PDO. You have done what we have hoped for. Amazing how well you fit.
 - As a rule, don’t like post-modern architecture, but in this case it works. I stand corrected on use of multiple materials.
 - Housing numbers are great, Location is great.
 - Internal walkway can be precious if design correctly
 - Project at crossroads of Girard, Drury Ln, Alley. Looking for unique capture of that moment
 - Keep the trees ... wonderful!
 - This terminous of Torrey Pines create a good landmark for Girard.
 - Bus stop right outside the door
- Will:
 - Great presentation
 - Courtyard could replicate Mission Beach walking streets
 - Parking may remain open for side access at parking.
 - Nailed demographic
 - Consider making Southernmost Bay of retail space able to be opened up as outdoor area.
- Kane:
 - Commercial component? Is it one large space? Can it convert to housing?
 - Applicant: One space but easily subdivided into two spaces. Yes, it could be converted if PDO allowed it.

- Terminous of Torrey Pines?
 - Applicant: Outdoor plaza opens up right at end of Torrey Pines.
- How might project address intersection if pedestrian crossings adopted a “scramble” style (like 5th and Market downtown)
- Property is pivotal. You are on to something unique and there may be other changes

Deliver for next time:

- Investigate street trees with enhance LJ
- Additional information on project as Terminous of Torrey Pines. What could be done on axis.
 - Perspective from waiting at stop light.
 - What could be done at intersection? (Murals of LJ horizontally on street)
- Materials pallet
- Section or perspective of walkway on Level 2, trellis, wall height ???

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.

PRESENTATION POSTPONED