

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – September 15, 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 9/15/2020

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

9/15/2020 Did not present today.

ITEM 2: FINAL REVIEW 9/15/2020

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.
 - Terminus 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 Terminus 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 ???

9/15/2020 Applicant Presentation:

- Address previous deliverables
 - Multiple voicemails to Enhance LJ to investigate street trees. Spoke to Joe LaCava (board member). Enhance LJ is not currently assessing or approving projects.
 - Intersection Node:
 - What are important nodes to address/celebrate?
 - Requires/suggest a study of arrival nodes and then subordinate nodes, place-making opportunities.
 - Heavily prioritized to vehicles, but significant pedestrian opportunities
 - Brainstormed ideas (off-site) that could enhance node.
 - Rendering in context from intersection photo
 - Widened throat at entrance to pedestrian path
 - Second level terrace perspective
 - Low wall layering of materials, breeze blocks, wood fence, planter boxes.
 - Create community, not just private patios
 - Width ranges from 11’ to 5’ (not including private patios)
 - Materials board:
 - Illustrated on drawings
 - Photos of other building with a darker accent material, brings balance
 - Renderings of alternatives (red brick, light grey/beige brick) prefer sophistication of darker grey brick.

9/15/2020 Public Comment:

- None

9/15/2020 Committee Deliberation

- Shannon – Will plants be growing on top of second floor balcony railings. (applicant: yes, but private residents may choose not to.)

- Blackmond – Do units have AC (applicant: yes, but also each upper level unit has attic with access to mechanical balcony and window will create cross ventilation as well. Sustainability by design)

9/15/2020 Committee Motion:

- Findings **CAN** be made for project as presented with color pallet presented (Jackson/Backmond)
- In Favor: Blackmond, Fremdling, Jackson, Shannon
- Abstain: Will (as chair)
- Motion Passes 4-0-1

ITEM 3: PRELIMINARY REVIEW 9/15/2020

Project Name: 7214-7216 Fay Ave
Permits: CDP, SDP, TM
Project No.: 662116 DPM: Benjamin Hafertepe
Zone: RM-1-1 Applicant: Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/662116>

LA JOLLA (PROCESS 3): Coastal Development Permit, Site Development Permit and Tentative Map to demolish an existing residence and construct two single family homes with detached garages totaling 5,254 sq ft under the small lot subdivision ordinance and a waiver to undergrounding existing utilities at 7214-7216 Fay Ave. The 0.161 acre site is in the RM-1-1 Zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

9/15/2020 Applicant Presentation

- Aerial neighborhood
- Zoning allows 2 units, RM-1-1, Existing building is not historic
- Photos of context
- 2 homes on lot divided down the middle, approximately 2,200sf homes each + garage
- Setbacks all meet or exceed required: zero lot line between structures
- Approx 6' grade change front to back, back wall of garage partially buried with deck above (1/2 floor above yard)
- Garage roof balcony with trellis and fireplace
- Traditional look, craftsman/coastal
- Material and articulation changes throughout
- Tentative map
- Color coded building, hardscape, landscape areas along with landscape plan and 2 street trees.
- White and black contrasting materials (inverted between two units)
- Roof decks centered in building E/W and also compressed back from N and S PLs

9/15/2020 Committee Deliberation

- Blackmond: Will there be solar panels? (applicant: yes, they are required)
- Jackson:
 - How to address High School noise or next door noise? (applicant: acknowledged, keeping a healthy planting barrier, there is a block wall that will remain and then extend with open fencing, buildings staggered to offset backyard usage as well, between buildings there are separate structures and air space except roof flashing will enhance acoustic isolation)
 - Bishops Ln is very narrow, how far back is garage? (applicant: 5' required setback at alley, project proposes 6')
- Shannon: Could roof decks see into football stadium (applicant: believe so.)
- Shannon: Any ocean view? (applicant: possibly over tennis court)

9/15/2020 Deliver for next time

- Demonstrate garage access, turning radius
- Show solar panels
- Site section across Fay and Bishops
- Street Montage with proposed in context
- Evidence of noticing

ITEM 4: PRELIMINARY REVIEW 9/15/2020

Project Name: 242-248 Playa del Norte
Permits: CDP, SDP, TM
Project No.: 662091 DPM: Xavier del Valle
Zone: RS-1-4 Applicant: Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/662091>

LA JOLLA (PROCESS 3): CDP, SDP and TM to demo 2 residences and construct on 2 separate lots a SF residence over basement with companion unit at 242-248 Playa del Norte. Each lot proposes a two-story, 2,615-sf residence over basement and a detached 372-sf one-bedroom companion unit. The 0.132-acre site is in the RM-3-7 Zone and the Coastal (App. & Non App.) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

Applicant Presentation

- 5th lot back from beach
- No alley access behind this parcel
- Photos of Neighborhood projects
- 5780 sf lot, 1.8 FAR, using only slightly more than ½ of allowable
- small lot subdivision down the middle
- 6 units allowed per SDMC, Community plan calls for 4 units
- Proposed 2 units with 2 companion units
- 2 parking spaces required per lot, 2 provided, 4 total
- Limited to just one 12' curb cut shared between 2 lots
- Almost two car wide, tandem depth garages minimize difficulty turning in/out
- Central located roof deck, pulled back from side setbacks
- Small Lot subdivision map presented
- City requiring additional dedication to the alley they won't use.
- 2 street trees, intense planting on either side of 12' driveway, permeable paving
- Style is more modern, stucco, wood look tile, darker basement material to blend into grade
- Fits context along street
- Roof decks only see neighbors roof tops
- Extensive material changes and articulation on side walls
- Zero setbacks at interior line

Committee Deliveration

- Blackmond – Where will solar panels go? (applicant: front and back flat roof outside roof deck, won't see from street. Start with back and companion unit and then decide if additional on front roof)
- Will – appreciate that roof decks align with roof of neighboring structures
- Jackson – How do windows align (Applicant: second floor are all high windows, First floor entry door may not remain glass. Neighbor is a second home, no feedback although reached out)
- Jackson – There is a large tree, is it of any value (applicant: spans entire width of lot and then some, potacarpus, canopy is too wide for narrow trunk, cannot remain)
- Fremdling – Current has wide driveway? (applicant: yes, full width, but not allowed to remain)

- No fireplaces? (applicant: correct, didn't make sense)
 - Shannon – Explain 5' at alley (applicant: existing 10' alley that does not have any access. Neighbor to north has squatted on alley and uses it for driveway. Companion unit is 5' back from current PL.)
 - Shannon – Powerlines? Undergrounding? (Applicant: no idea, decades away?)
 - Blackmond – lots between Playa del Norte, Playa del Sur are former ravine. (applicant: soils report was done, first 7' was compressible soils, one reason to use basement parking to reach better soils)
 - Jackson – Where mechanical? (applicant: FAU in garage, Condenser on roof, rear)
- 9/15/2020 Deliver for next time
- Demonstrate garage access, cars
 - Site section
 - Street Montage with proposed in context
 - Materials Pallet