

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Oct 13, 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 10/12/2020. 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:

- **Merten** – Represent the Wrights next door. Notice of Future Decision for Teel Residence Companion Unit, project description is not accurate, existing 263sf room does not exist nor does the garage under it, foundation is ongoing. All 4 walls of previous garage have been removed and perhaps a code compliance case.
- **Kane** – Received notice that LUHC will be meeting this week. Code updates for carport, project noticing, and serial permitting.

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 10/13/2020

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

10/13/2020 Applicant Presentation

- Street Montage presented
 - Leira: Colors are striking compared to surrounding. Volume looks acceptable. Color is jarring, consider an earthier color.
 - Applicant: Street trees not shown will add shadow.
- Site plan with brick vs impervious vs landscape. Majority of hardscape is permeable brick (~2,500sf)
- AP map with subdivision shown
- Shared access easement over entire driveway area and utilities.
- Runoff: Everything that falls on property finds its way into landscape areas, then driveways, then street
- LJ Blvd is a crowned street. Driveway not aligned with runoff coming down Westbourne
- Street trees: Satisfying the requirements, little opportunity for any others due to required setbacks from utilities, driveways, etc.
 - Leira: LJ Blvd is a busy street, but street trees to separate roadway from sidewalk. We need to enhance the public realm.
 - Applicant: City wants sidewalk adjacent to street where existing utilities
 - Applicant: LJ Blvd – Brisbane box
 - Applicant: Westbourne is a view corridor and trees kept back to protect view
 - Leira – does not think that’s a good reason, trees frame the views

10/13/2020 Public Comment

- none

10/13/2020 Committee Deliberation

- Shannon: Lots 21 and 23 seem same size and could the same be built?
 - Applicant: Those corner lots were originally subdivided as triangular lots.
- Shannon: Drainage off eaves? No gutters on drawings
 - Applicant: As discretionary set, construction details are not fully resolved. We expect to have gutters and downspouts. That is provided for in drainage study just not shown on architectural plans.
- Shannon: Will basements divert subterranean water around basement to neighboring property?
- Leira: There is a lot of water coming down Westbourne, there could be water underground, warning during excavation, be on lookout for moisture and mitigation
 - What’s the difference in elevations from pads to LJ blvd
 - Applicant: Buildings FF at 85.5, top of existing curb is 84.3. We will be replacing and upgrading curb and gutter and make situation better with full height curb.
- Kane: How does city handle net additional impervious area
 - Applicant: project is smaller than requirements for a priority development review, ie. it has a smaller impact. Required to infiltrate and mitigate offsite discharge.

10/13/2020 Motion findings CAN (Jackson/Kane)

- Passes 4-1-1

ITEM 2: FINAL REVIEW 10/13/2020

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

10/13/2020 Applicant Presentation

- Site/Project orientation
- Street Montage
- Demonstrated compliance with turning radius to parking
- Materials board
- Site posting photographs

10/13/2020 Committee Deliberation

- Leira: Street landscaping? Which is it?
 - Applicant: Street tree is jacaranda, shade trees on site will be cape myrtle or magnolia

- 10/13/2020 Motion Findings CAN (Jackson/Fremdling)
- Passes 5-0-1

ITEM 3: FINAL REVIEW 10/13/2020

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

10/13/2020 Applicant Presentation

- Orient to project and site
- Small Lot subdivision split down the middle
- 8-9' of grade change from front to back
- Clarified tandem parking and additional space for maneuvering
- Nowhere near FAR limit
- Moved pedestrian gates back from sidewalk to face of building
- Site Section, Street montage, materials pallet
- 2 Street trees: Pineapple guava or dwarf olive (Kane: prefer Magnolia. Applicant: happy to make change)

10/13/2020 Committee Deliberation

- Kane: applaud presentation, like project
- Leira: Curvature of street would make moving street trees to street side of sidewalk.
 - Applicant: city wants large setback to everything, difficult to find any place to put them
- Leira: What happens in yard between front house and ADUs,
 - Applicant: primarily for use by ADU, existing grade for turf or landscape
 - Neutra has buildings on this street, beauty is interplay between indoor/outdoor
- Kane: Darainage
 - Turf driveway patch likely to be split equally between 2.
- Jackson: Project feels shoe-horned in to a tight space. Very cramped area. Perfectly reasonable use of space and good design.
 - Applicant: This zone RM-3-7 is very dense
 - Jackson: just
- Shannon: Quite like this. Wider driveway now is better but understand city wants to increase street parking. This is the worst space to add parking on street. Anything cautionary that can be done to mitigate this? Otherwise like project.

10/13/2020 Motion CAN (Jackson/Kane)

ITEM 4: PRELIMINARY REVIEW 10/13/2020

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.

10/13/2020 Applicant Presentation

- Split off southerly 2 acres
- 8700sf house, 3700sf garage and additional space
- Turnaround deeded at end of country club and then easement along western edge for access to 4 homes below
- Fire dept turnaround, existing sewer easement, water, adjacent
- Biofiltration onsite to store and mitigate offsite flow
- 6 parking spaces (or more) provided, mechanical in basement to keep noise down and height limits
- Public and one bedroom on main level, 5 bedrooms on 2nd floor
- Retaining walls on West side
- Complies with 30' at all locations
- This project is not part of the Reserve development permit

10/13/2020

- Fitzgerald: Lives behind. Originally there were 4 lots subdivided. How will this building sit on the lot.
 - Applicant: largely shielded by large trees

10/13/2020 Committee Deliberation

- Kane: Was this part of previous planned development?
 - Applicant: No this is split off from the Foxhill lot
- Kane: What is architectural style?
 - Applicant: French Revival to match Foxhill
- Jackson: Can you expand upon different methods for measuring and complying with 30'
 - Will solar panels go over height limit
 - Applicant: no, either on ground or on roof where not close to height limit
- Fremdling: Beautiful mansion but wimpy roof, fake mansard, it deserves a proper pitched roof. Can it be lowered so that it has a proper roof under the height limit. Look at trayed ceilings and lower plate height to allow for more roof.
- Kane: goes to first question, what is the style? Proportioning is lacking. Needs to be graced with something elegant
- Shannon: It appears a lot of your designs (from website) have flat roofs.
 - Applicant: We designed to this client's stylistic preferences. Trying to keep under height limit.
- Will: What is driving 12' basement height. Topography change from garage entrance to front door on uphill side

10/13/2020 Deliver for Next Time

- Aerial Satellite (oriented true north) showing entire site, and entire reserve (with project in place)
- Renderings to show architectural style, materials
- Take lower of existing or proposed topo and raise 30' for all sections/elevations
- Like to see specific plan for balance of Copley estate
- Would like to see open space easement requirements (color is helpful)
- 3D rendering showing site topography
- Site sections through site to adjacent properties (beyond property lines)
- Landscape plan, should identify new vs proposed landscape
- Rendering from across canyon
- Slope analysis, color coded
- retaining walls, height and how treated

ITEM 5: PRELIMINARY REVIEW 10/13/2020

Project Name: 420 Bonair
Permits: CDP
Project No.: 668517 DPM: Denise Vo
Zone: RM-1-1 Applicant: Renner
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/668517>

LA JOLLA - (Process 2) Coastal Development Permit to demo a detached garage and carport to an existing residence, and construct a 873-sf two car garage/workshop, a carport, and a 1,118-sf companion unit above and covered deck at 420 Bonair Street. The 0.06-acre site is in the RM-1-1 Zone, the Coastal (Non-App) Overlay Zone, Coastal Height Overlay Zone, Transit Priority Area, FEMA Floodway and Floodplains, Geohazard 53 within the La Jolla Community Plan Area, Council District 1.

10/13/2020 Applicant Presentation

- demo existing garage on alley, no proposed change to single story main residence.
- 2 car garage and tandem carport along with workshop and storage on first level
- Plan to eliminate garage door to carport.
- Climb stairs to ADU above
- 26'-1" max height, 8' setback from alley
- Currently dwarfed by neighbors
- Current FAR is .542 where .75 allowable.
- Solar along south sloping roof (inward towards main house)

10/13/2020 Committee Deliberation

- Jackson: Why a carport? (applicant: for FAR)
 - If habitable floor above it will count as FAR anyway.
- Kane: Seem to have space in FAR, just enclose it and make it look nicer.
- Will: Stairs are heavy handed for a small structure. Cuts off access path.
- Leira: Landscape? (Applicant: Lot is fully landscaped so front yard will remain as is.
- Shannon: Enclosing garage will help preserve whatever you store there, frees up West wall to grow espalier or other plants along that façade. Also planting will reduce reflected heat.

10/13/2020 Deliver for Next Time

- Photos of neighborhood along alley and Bonair.
- Consider enclosing garage and update FAR
- Materials board/pallet