

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

Meeting Agenda – Oct 20, 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 **24 hours before the meeting** . 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 10/20/2020**

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

**ITEM 2: PRELIMINARY REVIEW 10/20/2020**

Project Name: Cardenas  
Permits: CDP Amendment and SDP  
Project No.: 668003 DPM: Xavier del Valle  
Zone: RM-1-1 Applicant: Marengo/Fortune  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/668003>

LA JOLLA (PROCESS 3) Amendment to CDP No. 1353913 and SDP to remodel of an existing one-story, 2,638-sf single family residence and construct a 1,846-sf second-story addition with roof deck for a total of 3,867-sf at 6715 Neptune Place. The 0.133 acre site is in the RM-4-10 and RM-1-1 Zones, the Coastal (Appealable) OZ, Coastal Ht. Limit, 1st Public Roadway, Parking Impact, Residential Tandem Parking, Transportation Priority Area within the La Jolla Community Plan Area, and CD 1

**ITEM 3: PRELIMINARY REVIEW 10/20/2020**

Project Name: Teel Residence  
Permits: CDP  
Project No.: 669815 DPM: Denise Vo  
Zone: RM-1-1 Applicant: Marengo/Fortune  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/669815>

LA JOLLA (Process 2) Coastal Development Permit to convert an existing 263 sf room over a 449 sf detached garage into a Companion Unit at 416 Nautilus St. The project includes adding 104 sf for a

Companion Unit totaling 367 sf. The 0.072-acre site contains 2 detached residences on a single lot at 414 and 416 Nautilus Street. The site is in the RM-1-1 Zone, the Coastal (Non-App.-2) Overlay Zone, the Geo Hazard Zone 53, and the Transit Priority area within the La Jolla CPA, and CD 1.

**ITEM 4: PRELIMINARY REVIEW 10/20/2020**

Project Name: 305 Bonair  
Permits: CDP/NDP  
Project No.: 653750 DPM: Xavier del Valle  
Zone: RM-3-7 Applicant: Krencik  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/653750>

LA JOLLA (Process 2) - Coastal Development Permit and Neighborhood Development Permit to construct a new 535 square-foot detached dwelling unit on a lot with an existing 2,100 square-foot, two-story apartment building at 305 Bonair St. The 0.10-acre site is in the RM-3-7 Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1. Permits required per to Code Case CE-0500245.

**ITEM 5: PRELIMINARY REVIEW 10/20/2020**

Project Name: Buckingham LLA  
Permits: CDP/LLA  
Project No.: 668543 DPM: Denise Vo  
Zone: RS-1-1 Applicant: Pallamary  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/668543>

LA JOLLA (Process 2) Coastal Development Permit for a lot line adjustment between 1425 Buckingham Drive (Parcel 1) and 1491 Buckingham Drive (Parcel 2), each with an existing single-family dwelling unit. Parcel 1 will increase by 2,700 SF. The parcels are located in the RS-1-1 Zone, Geo Haz 53, Coastal (N-APP-1) within the La Jolla community plan. Council District 1

**ITEM 6: DPR BYLAWS UPDATE**