

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – 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

10/20/2020 Applicant Presentation

- Provided photos of neighborhood.
- Landscape photos, lush front yard, all in front half of lot to remain
 - Parkway inadequate for additional street trees
- Presented materials pallet
- Previous 0.56 FAR, now 0.63 FAR with carport included due to habitable above (.75 allowed)
 - Carport not enclosed

10/20/2020 Public Comment

- none

10/20/2020 Committee Deliberation

- Costello: Where is 3 open sided deck (applicant: second floor)

10/20/2020 Motion

- Findings CAN be made (Jackson/Kane)
- **PASSES 5-0-1**

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

10/20/2020 Applicant Presentation

- Aerial view identifying project, lot passes through block, two front yard setbacks
- Previous variance to allow 5 carports/garages at rear will remain with no changes
- FF 2025sf, SF 2009sf = 4034sf FAR .69 where .75 allowed
- RM-4-10 exists at rear of property where garages are
- Meet or exceed setbacks, conform to height requirements
- Materials pallet description (image missing)
- Difference from previous CDP was a basement no longer included.
- New 3 story building to the North, Single story to the South

10/20/2020 Public Comment

- none

10/20/2020 Committee Deliberation

- Blackmond – What is height compared to building to North? (Applicant: proposed is 27', Neighbor is 30' plus grade change.
- Jackson – Existing house seems to be a party house (Applicant: owners will be moving back into this house)
- Kane – Is this an existing CDP being amended? When? (Applicant: 5 or 6 years ago, it was vested and then extended for 3 additional years.) What was done to vest? (Applicant: will bring next time) What was required for garage variance (Applicant: predates Coastal, stays for life of building) Address with respect to rear access. (Will retain Neptune address) Who was CDP issued to (current owner)

10/20/2020 Deliver for next time

- Materials photos
- What was vesting action
- Share permit for variance
- Street montage along Neptune

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.

10/20/2020 Applicant Presentation

- Companion unit over garage, under construction now with building permit for back area, tore down garage and building new garage to setbacks and then new companion unit above with roof deck above,

kitchen and bathroom not included in construction permit, so that's where the CDP comes in to make it an ADU.

- New garage will widen all the way to 3' setback, maintaining 0' setback on West side of garage, second floor will setback from PLs.
- Roofdeck setback from alley
- Materials pallet and style to match existing house in front
- Shared copy of current construction permit
- Referenced a city letter that garage demo and current construction is allowed
- Garage is separate independent structure and conforms to requirements where accessory structure may encroach into setbacks.
- Today we are asking for companion unit conversion within permitted structure.

10/20/2020 Public Comment

- Merten – oppose project
 - Need a CDP to demo or build a structure in coastal zone
 - Project plans show 3 of 4 walls demolished, 4th wall along PL was demolished only. Project did not maintain 50% of exterior walls.
 - First floor is Accessory use, but upper level is a dwelling unit and should not extend to rear PL.
 - Building permit issued without CDP is non-conformity to LDC.
 - RM-1-1 zone density is 1 unit per 3,000sf. Only one dwelling unit allowed plus 1 ADU, but project already has 2 units. 3rd unit should not be allowed.
 - Noticing is problematic, “expansion of existing room over existing garage” but the existing room and existing garage are not finished yet.
 - New West exterior wall is 1-hr construction, showing 7/8” stucco on zero lot line may not be possible.
 - Request verification of number of bedrooms in 414 Nautilus, if more than 1 bedroom, then parking is not adequate for existing structures.
- Wright (by Merten) – Public safety concerns with new structure on PL and difficulty making in 1-hr rated and too close to his building, would like it setback 3'. Concerned by loss of privacy due to roof deck just 3' away.
- Wright – Light and air access diminished, Fire burden unfair on me.

10/20/2020 Committee Deliberation

- Leira – How many units on site? (Applicant: 2) Concerned about fire rating at 0' lot line. Concerned about privacy issues, please show sections through terrace and surrounding properties (Applicant: 2 one bedrooms 800sf and 247sf, new unit will be companion unit, and legal as existing 2 are legal. Will have to use a blaze guard or drive-it tilt-up solution if cannot have permission from neighbor. Parking is tight in neighborhood and maximizing garage to increase onsite parking. Owners met with Wrights to share plans, Mr Wright said he would build to block view, so now building second floor to protect future views, Will provide drone images, owners will be focused West not East)
- Jackson – Neighbors duking it out. Some of Merten issues are process issues, some are substantive issues, if Merten returns please divide issues into two categories, new unit over garage seem to face similarly high building and driveway, is there really a privacy concern, what are the views, drone? (Applicant: Unattached accessory structures do not required CDPs for demo and construction and may encroach into setbacks)
- Kane – Encroachment by garage? Number of units on property and parking requirement? Is ADU allowed? (Applicant: garage is allowed to encroach and has been there previously, applicant will find another solution for 1-hr rating)
- Costello – Alley width? (Applicant: 20')
- Fremdling – Also concerned about garage going PL to PL. How get trash to alley? (3' open on one side)
- Leira –
 - Site plan, different colors for different buildings and when built? When orig garage built?
 - Clarify what happens with accessory structure in setbacks and then habitable above.

- 20' alley some areas require additional setback, Can a car access this?

10/20/2020 Deliverables for next

- show sections through terrace and surrounding properties, drone images
- Site plan, different colors for different buildings and when built? When orig garage built?
- Clarify what happens with accessory structure in setbacks and then habitable above.
- 20' alley some areas require additional setback, Can a car access this?

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.

10/20/2020 Applicant Presentation

- Owner Branca (owner in attendance), Hyytinen land use counsel
- Hyytinen: Subject to code enforcement case, work undertaken without permit for 4 back units and detached unit in front, Front unit is subject of CDP/NDP. TI work in back units, all work in back four units is complete and approved. Front unit was demoed and required CDP
- Historic review was required, report submitted and structured were determined non-historic.
- Krencik: Enlargement of previously conforming structure in front yard setback
 - Allowed 5 units on property, 4 in back, 1 in front
 - Front unit, accidentally demolished/collapsed, rebuild and make larger at 535sf
 - Stucco with vinyl clad windows, removed pitched roof, now flat roof,
 - Max FAR 1.8, proposed is .59
 - Existing structure was at 7' front setback would like to keep.

10/20/2020 Public Comment

- text

10/20/2020 Committee Deliberation

- Jackson: Looks largely constructed (applicant: it's all there)
- Will: FAR? How maintain previously conforming? (applicant: city will allow through NDP, more akin to a Deviation, need an NDP to retain previously conforming?)
- Leira: request greater clarity on how to achieve reduced setback. Front yard setback is sacred.
- Jackson: Structure does stick out.
- Blackmond: Weird looking front building, street view would help, it's odd.
- Kane: How was former front building previously conforming? (applicant: built in 1973, permitted at that time.)
- Costello: Follows Diane, please get coherent description of problem and request for deviation or variance to allow encroachment into front setback.
- Kane: What would prevent applicant from moving it back?

10/20/2020 Deliver for next time

- Look several houses in either direction, please provide neighboring setbacks, or satellite view

- Street view
- coherent description of problem and request for deviation or variance to allow encroachment into front setback.
- Consider moving building back
- Landscape plan and compare with aerial photograph 100' in either direction
- What is public benefit that you can give back in exchange for the reduced setback ... maybe increased landscape?

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

10/20/2020 Applicant Presentation

- Parallel shift of interior property line. 12' move
- Client (parcel 1) to increase backyard, extremely narrow with high wall

10/20/2020 Public Comment

- text

10/20/2020 Committee Deliberation

- Leira – expand on “high wall” (applicant: it’s only 6’ level on each side, but feels claustrophobic)
- Kane – what exists in current space (applicant: unimproved)

10/20/2020 Committee Motion

- Motion to make final (Jackson/Kane) unanimous 8-0-0
 - Motion PASSES
- Findings CAN be made (Jackson/Kane) 7-0-1
 - Motion PASSES

ITEM 6: DPR BYLAWS UPDATE

10/20/2020 Proposed Changes

- All changes are to make consistent with CPA ByLaws
 - Section 2: Temporary chair by majority vote, not 6
 - Section 3: Vote AFTER attending 2 meetings, majority votes
 - Section 7: clarify unanimous vote for FINAL
 - Section 10: Quorum change to ½ not 5.

10/20/2020 Public Comment

- text

10/20/2020 Committee Deliberation

- Costello – previously had problem with small number of DPR members and put major thought into these by-laws, do not believe there is valid reason to change it.

10/20/2020 Committee Motion

- Motion to recommend changes (Jackson/Blackmond)
 - Motion PASSES 5-2-1
- Chair to pass updates to LJTC and LJCPA