

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

Meeting Minutes – Nov 17, 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:

- Blackmond – Would like to request fewer emails to her personal email.
- Costello – has always had his email open to public for informal feedback.

APPROVAL OF MEETING MINUTES:

ITEM 1: FINAL REVIEW 11/17/2020

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.

11/17/2020 APPLICANT DID NOT PRESENT

ITEM 2: FINAL REVIEW 11/17/2020

Project: 667263 – Ave Cresta Res CDP
Applicant: Haley Duke/Tony Crisafi
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/667263>

LA JOLLA- (Process 2) Easement Vacation and Coastal Development to demolish 2 existing single-family residences on separate lots and construction of a new 7,160 square-foot single-family residence with an attached 580 SF garage and a new 677 SF companion unit with an attached 551 SF garage. The 0.46-acre lots are located at 6375 Avenida Cresta and 6360 Via Maria in the RS-1-7 zone within the Coastal Overlay (non-appealable) zone within the La Jolla Community Plan area. Council District 1.

11/17/2020 APPLICANT PRESENTATION

- Previously approved by DPR and CPA
- Concurrent processing requested we bring update to DPR
- Turned out that easement to be abandoned is public not private.
 - Power pole on adjacent property on Via Maria, maintaining Southerly 30' of 8' wide easement

11/17/2020 PUBLIC COMMENT

- none

11/17/2020 COMMITTEE DISCUSSION

- Costello – will the utilities be undergrounded? Will this easement become moot?
 - Applicant: currently underground across subject property, last pole is on neighboring property, easement now only serves for pole guide wires.
- Blackmond – Are neighbors aware?
 - Applicant: yes
- Leira – please explain where pole is
- Kane – Are there any other utilities in easement (applicant: no)
- Fremdling – similar happened to me. (applicant: subject property)

11/17/2020 MOTION

- The update to easement to vacation does not change our previous recommendation that findings CAN (Jackson/Kane)
- **Motion passes 6-0-1**

ITEM 3: PRELIMINARY REVIEW 11/17/2020

Project: 645117 – Crespo St CDP Amendment
Applicant: Audrey Ruland
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/645117>

LA JOLLA (Process 2) Coastal Development permit to amend CDP 284175, to construct a new detached 893 square-foot companion unit, located at 1644 Crespo Dr. The 0.20-acre site is in the RS-1-5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, and Council District 1.

11/17/2020 APPLICANT PRESENTATION

- All cycles cleared
- Lot spans Crespo to Kearsarge. ADU will be on Kearsarge at lower part of lot.
- 4420sf where 4928sf is allowed per FAR.
- One story, shed roof, wood siding similar to main house
- ADU to main house horizontal separation at least 12'
- Neighbors have frontage on Kearsarge as well

11/17/2020 PUBLIC COMMENT

- Fitzgerald – No parking required? Why? (applicant: main dwelling has required parking, by state law ADUs are not required to have parking)
- Merten – On another project I was advised 1 week ago by city that an ADU needed to provide parking.
 - Applicant: rules have changed quickly and have not been issued yet

11/17/2020 COMMITTEE DISCUSSION

- Kane – Is this historic main house (applicant: yes and approved to meet SI standards)
- Kane – Is parking provided (app: no and none required)
 - Concerned that street is narrow and when parked becomes 1-way
- Leira – Even if not required, parking would be desirable, hilly and no sidewalks. Concerned about water run-off (applicant: extensive BMPs and runoff control required by city)
- Kane – Construction management for workers, materials, lack of parking, staging on site.
 - Applicant: we don't do any construction and can't speak for contractor
- Will – ESL on steep slopes, how are you allowed to encroach into slope

11/17/2020 PRESENT FOR NEXT TIME

- Site section from Crespo to Kearsarge with proposed and existing structures, include width of streets and show natural and proposed grades and height of vegetation
- Rendering of site photo from Kearsarge with proposed superimposed
- Materials board
- Share BMP plan
- Construction plan for staging, parking, access.
- how are you allowed to encroach into steep slopes
- please send the latest cycles and assessment letter

ITEM 4: PRELIMINARY REVIEW 11/17/2020

Project: 669736 – 220-240 Coast Blvd CDP
Applicant: Milka Mesfin/Paul Benton
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/669736>

LA JOLLA (Process 3) Coastal Development Permit for an exterior remodel to an existing 3-story residential condo at 220-240 Coast Blvd. The project includes replacing windows, adding new balconies, reconstructing roofs, and new fencing. The 0.76-acre site is in the First Public Roadway, the La Jolla Planned District Zone 5, the Coastal (Appealable Area) Overlay Zone, and the Potential Sensitive Vegetation and Sensitive Coastal Overlay Zone within the La Jolla Community Plan area, and CD 1.

11/17/2020 APPLICANT PRESENTATION

- Coast Blvd, North of white sands, in area of 3-4 story buildings that predate coastal act
- Built in 1955 predates Coastal Act
- FAR is slightly larger than what would be allowed today
- No proposed changes to floor area
- Replacing windows and changing siding.

- Reviewed and no historic significance
- Regularizing the exterior finishes, stucco and siding finishes, greys and whites, uniform window patterns
- Reconstructing a historic eave detail, reconstructing some of the balconies with proper guardrails and waterproofing
- Site drainage into compliance with current standards, water will be captured and dissipated back to street,
- Construction staging will be on-site
- No change to number of units or square footage
- No change to roof height although currently over 30', actually slightly lower in places.

11/17/2020 PUBLIC COMMENT

- none

11/17/2020 COMMITTEE DISCUSSION

- Kane – Is there a view corridor
 - Applicant: requirement is 10% of lot width, maintaining view between buildings, also maintaining view on North side. No proposed work will diminish the existing view corridors as exist on property, but what does exist will be dedicated as part of this CDP.
- Jackson – Please explain city's concern with bay windows. (applicant: we've reviewed view corridors with staff and none diminished)
- Costello – Thank you for keeping this building in tact. Buildings should be recycled and not thrown out.
- Leira – Always admired these buildings, some pretty massive buildings that do not look massive. They are eclectic. Please be careful not to make it look too monolithic
- Kane – Also thank you ... What is the height and FAR? (applicant: 43 or 45' height, 1.57 FAR, current zoning is 1.35)
 - This is interesting data with respect to complete communities proposal and 2.5 proposed FAR in RM zones.
- Kane – updates to current CBC? (applicant: exterior doors and windows, T24, structure is better than expected, wherever reconstruct will have to meet current codes, mostly energy and drainage updates)
- Blackmond – Will there be solar? (applicant: city is wrestling with this. Yes, currently proposing solar if cut hole in roof and lower it.)
- Kane – any landscape updates? (applicant: none proposed except perhaps thinning out, maybe a landscape architect hired at future date)

11/17/2020 NEXT TIME

- Color code view corridor to be dedicated and photo from street.
- Photos from Coast Blvd and from ocean and show proposed and would like to see how well the eclecticness is retained.
- Would like to see drainage proposed, permeable vs impermeable

ITEM 5: ACTION ITEM

DPR By-Laws Update

11/17/2020 PRESENTATION

- Requested by CPA to do nothing more than update bylaws to comply with CPA bylaws.
- Primarily replacing hard numbers with words like "half" or "majority"

11/17/2020 DISCUSSION

- Costello – No issue with changes, This is a joint council so why do we have to follow CPA ByLaws.
 - Jackson – Town Council's bylaws do not mention DPR, CPAs bylaws created this committee.
- Kane – Why did CPA send it back
 - Fitzgerald – CPA discussion disintegrated so request to send back was a bail-out.

11/17/2020 MOTION

- Recommend changes to CPA and town council (Jackson/Kane)
- **Passes 6-1-1**

ITEM 6: DISCUSSION ITEM

Structure Height Measurement

11/17/2020 DISCUSSION

- 3 methods, must comply with all simultaneously or more specifically, whichever is most restrictive at each point of the building.
 - Zoning Height Blanket
 - Zoning max structure height
 - Prop D 30' limit.
- Do retaining walls linking buildings negate the 6' separation
- Merten - had a project where tunnel and elevator connecting garage and house amounted to a single structure.
- Will - recently a project on Prospect had a concrete garage with two separate wood framed buildings above and the city upheld that those were two separate buildings.
- Leira – the city's determination is final, we need to work with city to let them know how we think how we would like it to be.
- Kane – Do we like what we are getting. How do we solve things that are obviously bad, but comply
- Will – What is limitation of a light well?
- Kane – Invite Rebecca Goodman to discussion
- Goodman – Technical bulletin is not specific enough with respect to conflicting height limit restrictions
 - Cross reference sections in the code for example Coastal Height info bulletin makes no reference to other height limit restrictions.
 - Perhaps a checklist of how each project complies with each requirement.
- Jackson – Should this group make a checklist of deliverables
 - Kane/Will – tricky but soften language
- Bennett – Make a longer tech bulletin, explain all these things.
- Will – we have to acknowledge flaws in code and not deny them.
- Leira – We also ignore the intent.
- Jackson – city is still run like small town, anecdotal evidence of what intent was. Depends on who is remembering
- Jackson – could the city make no changes to code but just add hyperlinked code to help navigate conflicting or relevant sections.
- Costello – Programs exist for indexing. It would be cheap and easy. Easier than code re-wirte. You'd need this tool even before you could re-write it because you need to know what all is affected.
 - Jackson – indexing starts easy gets hard when you get in weeds, diagrams make it harder.
- Fitzgerald – need to focus where there is a problem, we need to engage the city attorney when there is a conflict.

11/17/2020 WHAT CAN WE REQUEST TO BE DONE

- Index and Cross Reference Code
- Diagrams sketches to better explain terms or intents
- Clarification on what constitutes separation
- Redraft technical memo of coastal height memo to include all other height restrictions (connection)
- Discuss again in December. Brian to coalescence .

