

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes
Dec 15, 2020

Committee Members Attending: Blackmond, Costello, Fremdling, Jackson, Kane, Leira

ITEM 1:

Called to Order at 4:00 pm by Greg Jackson.

In the absence of Chairman Brian Will, a Chair Pro Tem was elected.

Subcommittee Motion, To Elect Mike Costello Pro Tem. Jackson / Kane 5:0:1

Yes: Blackmond, Fremdling, Jackson, Kane, Leira

No: none

Abstain: Costello

Motion Passes: 5:0:1

ITEM 2: NON-AGENDA PUBLIC COMMENT:

Kane would like further attempts at progress with improvements to the 50% exemption rules for the next Code update. Additions were approved by all the Coastal Groups. Would like to have this Item heard at the January DPR meetings. The former Mayor did not support this effort, we now have a new Mayor.

Costello reminded everyone that LJ CPA Trustee elections are coming up.

Gail Forbes asked for clarification of Mr Little's recent letter to the Light about the 30-foot limit.

ITEM 3: APPROVAL OF MEETING MINUTES: not presented.

ITEM 4: FINAL REVIEW 12/15/2020

Project 670265 - Digital-Tyrian Residence CDP

Applicant: CA Marengo

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/670265>

LA JOLLA; (Process 2) Coastal Development Permit for a proposed 760-square-foot companion unit with deck over an existing detached garage on a site with an existing single-story duplex located at 6657-6663 Tyrian St. The 0.12-acre site is in the RM-1-1 Zone, Coastal Height, Coastal (Non-Appealable Area 2), Transit Area, and Transit Priority Area Overlay Zones within the La Jolla Community Plan Area. Council District 1.

12/8/2020 APPLICANT PRESENTATION

- Site plan, corner of Gravilla and Tyrian. Garage and proposed ADU above in furthest interior corner from intersection, added 1 parking space for ADU
- Sideyard setback is 1'-2" rear setback is
- ROW work to improve sidewalk was requested and will be provided
- Storage building moved to 10' setback from street side setback.
- 21'-2" overall structure height.
- Interior laundry under stairs
- No windows on South and East elevation to preserve privacy and meet fire code

12/8/2020 PUBLIC COMMENT

- Merten is required parking in driveway (yes). Parking regulations that apply to ADUs are in general parking regulations chapter 14. Driveway may not be used to satisfy off-street parking spaces.

(applicant: this is not a driveway to a garage and is in fact a parking space that does not block another space and is not a driveway)

- Rasmussen: Is this an existing 2-car garage? (applicant: yes) it looks like it is being reduced to 1. (applicant: yes, one car parks in front of same units garage space.) Were 2 garage spaces and 2 driveway spaces, now 1 garage space and 2 exterior spaces. Two previously permitted units only required the 2 spaces. Not much basis to object
- Rasmussen: It looks like second "pod" is in setback as well (applicant: it will move back also)

12/8/2020 COMMITTEE DELIBERATION

- Blackmond – removing 1 window? (applicant: yes, previously planned to one fire rated window but opted not to. One wall entirely hedged, the other would look at power lines. (applicant: design still has windows North and West)
- Fremdling – What's the story of colorful pre-fab buildings adjacent to units? (applicant: one is an office, the other is a storage shed and it is included in square footage) They are very strange looking but being moved back to comply with setbacks, request to repaint has been passed on to owner.
- Costello – How does parking work? (applicant: showed site plan)
- Leira – Can you color site plan? existing, new, what will be moved. Where will pod 2 be moved?
- Will – looks like existing garage did not meet current code for 2 cars anyway.
- Kane – what is lot coverage? (applicant: proposed FAR is .47,

12/8/2020 DELIVER FOR NEXT TIME

- color site plan? existing, new, what will be moved. Also green for landscape.
- Where will pod 2 be moved?
- Photos of what's happening on South and East side
- Can we see more site context – CAD or site aerial (distance to neighbor structure)
- Materials / Rendering

12/15/2020 APPLICANT PRESENTATION: **CA Marengo**

- Color illustrations of the site plan were presented clearly showing the relationship of the structures. Talking to Glen Rasmussen, gray and white will be used to mute colors to match a cottage already existing on the site. Gray siding, stucco. Frames, doors, and railings will be white. Dark gray trellis.
- Drawings were presented of the South (removed window) and East sides (side also blank).
- Landscape areas (30.3%) of the site were shown in green.
- Photos of the adjacent homes were show in context and in relationship to the project site.
- Photos and renderings were shown of the materials and white and gray colors.

12//152020 PUBLIC COMMENT

Rasmussen asked about paint colors and express concern about the blending of orange and yellow with the white and gray. Marengo said the project owners were willing to work with Rasmussen to arrive at satisfactory arrangements.

12/15/2020 COMMITTEE DELIBERATION

Kane asked about trees. There are two on the rear property line, whose not clear. Other existing trees to be maintained, one to be planted where there's currently a stump.

Kane asked what landscaping is new. Only new part replaces poured concrete next to the proposed ADU.

Subcommittee Motion: Findings can be made for a CPD for a proposed 760-square-foot companion unit with deck over an existing detached garage on a site with an existing single-story duplex located at 6657-6663 Tyrian St. **Kane / Blackmond 5:0:1**

Yes: Blackmond, Fremdling, Jackson, Kane, Leira

No: none

Abstain: Costello (as ProTem)

Motion Passes: 5:0:1

ITEM 5: ACTION ITEM

Structure Height Measurement: Review draft letter from CPA to “city”

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-write. 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 coalesce.

12/15/2020 DISCUSSION

Pro Tem Costello pointed out that only one guest Architect (Marengo) was present, one Attorney (Rasmussen) was present. Mr. Little was not present. Costello was of the opinion that greater participation by experts and other interested persons was required to hear the Item. He called for a Motion.

Subcommittee Motion: To **Table** the Structure Height Measurement Item to a January DPR meeting.

Jackson / Kane: 5:0:1

Yes: Blackmond, Fremdling, Jackson, Kane, Leira

No: none

Abstain: Costello (as ProTem)

Motion Passes: 5:0:1

Meeting adjourned 4:23 PM