

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

Meeting Minutes – Nov 9, 2021 – 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/2021-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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**COMMITTEE MEMBER ATTENDANCE:**

**NON-AGENDA PUBLIC COMMENT:**

**Kane** – bringing new council member up to speed on 50% and serial permitting concerns

**APPROVAL OF MEETING MINUTES:**

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL REVIEW 11/9/2021**

Project Name: Carvalho De Mendonca Residence – 6208 Ave Cresta  
Applicant: Mark Lyon  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/690811>

LA JOLLA (Process 3) Coastal Development Permit to demolish the existing residence and portion of garage to construct a new two story, single-family residence with attached garage, balcony and patio for a

total gross square footage of 7,497 at 6208 Avenida Cresta. The 0.20-acre site is in the RS-1-5 zone and Coastal (Appealable Area) Overlay zone within the La Jolla Community Plan and Council District 1.

21\_1019 Applicant Presentation:

- Presentation: aerial photo, .56 FAR allowed, .55 proposed, sloping lot, complies with FAR, height, and setbacks
- Basement gameroom, main floor opens to rear, 3 bedroom upstairs
- House steps down with grade. Extensive articulation, cantilevered pool over walk out game room.
- Reinforced concrete, steel and stone.

21\_1019 Public Comment:

- Merten – Street is special, mix 1 and 2 stories many built in 30s or 40s, front of typical buildings articulate or angled to front setback. Two story portions step significantly back. Community plan says front and side second floor elements should stepback. Most homes are sloped (pitched) roofs with tile. Preserve and Enhance existing character. Angled building envelope begins at 24' but exhibit must slope down with terrain. Upper floor does not step back enough. Findings cannot be made.
- Ruffier – Existing residence has no setback between homes, this appears to be taken care of with new proposed home.
- Merten – Renderings without landscape shows true bulk. City has no landscape ordinances to enforce them.

21\_1019 Committee Discussion

- Leira – Are there two driveways (no, dashed lines are the existing driveway to be removed), Sometimes modern architecture is a difficult fit in traditional neighborhoods, especially with stark colors. Ave Cresta has a dominant public space.
- Kane – Echo Leira comments, no context for home, how does it fit neighborhood, Garage side of house two story element seems harsh and not stepped back.
- Shannon – Blocky, Stark, perhaps with context or landscape would soften it. How does pool work?
- Kane – similar conversations in Bird Rock. Fear of modern buildings changing character
- Costello – Mixed feelings ... Larger homes happening in LJ, concerned at lack of transition. Should step-back. Back is more interesting than front. Too stark.
- Kane – Softening ...
- Rasmussen – Concur, concerned about envelope. Don't see point of elements in front. Why continuous roof which makes second floor one long line at skyline. Blend better.
- Leira – In the past those horizontal elements would have been wood.
- Will – Consider colors, long horizontal element on skyline, and grass/green roof at rear.

21\_1019 Deliver for next time

- Exhibits to show consistency with 24' height limit (at setback) measured from grade at all points
- Details of how treating public space from street to building, section from other side of street home, through street, to proposed house.
- Drawing showing treatment at rear of property, what is happening at rear property line retaining walls
- See this rendering with neighboring homes in view and landscape
- Colored Landscape plan
- Materials board, better idea of cladding

21\_1109 Applicant Presentation:

- Landscape added to renderings
- Lowered master bathroom where exceeded the 30% angled setback.
- Retaining wall at rear
- Palm tree (street) will remain
- Provided renderings in context
- Materials list provided. Stone at front left, Concrete/Aluminum front Fascia

21\_1109 Public Comment:

- Merten – There are some code issues here. Projecting element on front of building. Front setback is 20', existing garage is less than 20' and as such previously conforming, degree of non-conformance must not increase. Height of non-conformance will be extended approx.. 2' higher than existing. Grey roof element and wall are projecting into front setback and does not meet definition of an eave (water does not drip off of it.) Bilding does not fit community fabric.
  - Applicant: Was on committee that defined architectural style is not a component of compatibility. Bulk and Scale (and landscape) is the only reasonable argument. Neighbors purchased the subject property and placed a view easement over rear of property. Extreme modern is part of the LJ context.
  - Merten: It is the bulk and scale that is not compatible

#### 21\_1109 Committee Comment:

- Kane – Looks like a box on street, poor transition to adjacent homes. Do the plans show existing garage that remains in front setback.
  - Applicant: Setback, height, and FAR compliance IS acceptable as community character.
- Leira – How does new design fit into context of street. More exhibits that illustrate this. Proposed looks barren. Show more of the “fit”. Color has a lot to do with the “fit”. Strong white/dark contrast hurt the perceived bulk and scale.
- Rasmussen – Overhang of roof and garage affects bulk and scale and nullifies required articulation.
- Costello – Larger (and modern) homes are the way of development in LJ. Mass from street is no where near as broken up and articulated as rear.
- Fremdling – Reiterate what most have said. Rear is not so bold. 20' setback should be followed.
- Will – “Visor” nullifies second floor articulation.
- Leira – White enhances shadows and adds articulation, “Visor” kills that. Landscape can break-up bulk.
- Kane – What is bugging me about this? Rear is light 1920s Neutra. Front is something else.
- Rasmussen – Is the increase into previous conformance is the height (applicant: yes)

#### 21\_1109 Motion

- Findings CANNOT be made due to increase height of previously conforming garage walls, transition is not made to existing structures, the bulk and scale is too large as viewed from street, and landscape does little to improve the perceived bulk and scale. Black vertical walls and roof overhangs encroach into front setback. (Rasmussen/Fremdling)
- **Motion Passes 6-0-1 (chair abstains)**

## ITEM 2: PRELIMINARY REVIEW 11/9/2021

Project Name: Cullington Residence – 7768 Prospect Pl  
Applicant: Leticia Bonnet  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/695190>

LA JOLLA: (Process 2) Coastal development for the conversion of an existing 192 square foot non-habitable accessory structure into a new 523 square foot Companion Unit, and the addition of 230 square feet to an existing detached garage, located at 7768 Prospect Place. The 0.17-acre site is in RS-1-7 zone, Coastal (Non-Appealable) overlay zone, CHLOZ overlay within the La Jolla Community Plan area. Council District 1.

#### 21\_1109 Applicant Presentation:

- Aerial view, site photos, not touching main house.
- Add 331 sf to existing out building to make 523sf ADU and add 230sf to existing garage. Under FAR requirement

#### 21\_1109 Public Comment:

- None (see materials board for 1 letter of opposition)

21\_1109 Committee Comment:

- Jackson – is the new garage for car (applicant: yes)
- Leira – How do garage doors operate? (applicant – roll-up)

21\_1109 Committee Motions

- Move to make final (Jackson/Kane)
  - **Motion passes 7-0-0**
- Findings CAN be made (Jackson/Kane)
  - **Motion passes 6-0-1** (chair abstains)