

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

Meeting Agenda – Dec 21, 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:

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 12/21/2021

Project Name: Nautilus Duplex – 735 Nautilus
Applicant: Stosh Podeswik
Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/693284>

LA JOLLA (Process 2) Coastal Development Permit to demolish existing single family residence and construct two new, two-story single family residences with basements that will include junior ADU's within each unit at 735 Nautilus Street. The 0.15-acre site is located in the RM-1-1 Base Zone and Coastal (Non-

Appealable) Overlay and Coastal Height Limit Overlay, and Parking Impact Zones within the La Jolla Community Plan and Council District 1.

12/14/2021 APPLICANT PRESENTATION:

- 2 new units with ADUs in each, no alley, basement ADUs
- No alley, so make appear as single family home, single curb cut
- 5' setback on East, 20' setback on West creates light and air to neighbors
- Scored concrete sunken driveway, ADUs open to driveway
- Only small office use 15' setback, more than 50% follows 20' setback
- Roof deck to accommodate solar.
- Below 30' height limit
- Articulation of masses, Landscape plan provided
- Concrete accent mass (chimney look), warm colors, ceramic faux-wood plus mustard yellow stucco

12/14/2021 PUBLIC COMMENT:

- How much earth excavated? And anticipated drainage problems? (full grading and drainage included in submittal. All calculations on sheets. Excavation for garage only used at East side, minimal export. Water collection at West side)

12/14/2021 COMMITTEE COMMENT:

- Jackson – Where is the front door to rear unit? (all the way at rear, rear unit is mirror of front)
- Leira – commend applicant as good way to intensify density. Better than side by side units. How does this relate to surrounding development? Show buildings next door and at rear. Would like to get a feel for this. Street trees?
- Rasmussen – Is the driveway at same elevation of existing? (will drive downhill to enter driveway, driveway will be nearly level with neighbors backyard) Will water pond in driveway (swale will collect water at W edge and pump out after retention)
- Kane – What is impervious coverage? What is across the PL and how do windows relate?
- Will – East elevation love

12/14/2021 DELIVER NEXT PRESENTATION:

- Photo montage/street elevation of proposed with neighboring buildings in drawing/photo. Show in context.
- Aerial view of neighborhood with proposed building footprint superimposed
- Landscape and Drainage plans, what is impervious square footage and % of lot
- What is across the PL and how do windows relate? Also at courtyard?
- Hand colored sketch of East elevation.

ITEM 2: PRELIMINARY REVIEW 12/21/2021

Project Name: 5522 Beaumont
Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/688686>

LA JOLLA (Process 2) Amendment to approved Coastal Development Permit #2337839 for the construction of a new two-story over basement, single-family residence with an attached garage and roof deck at 5522

Beaumont Avenue. The 0.098-acre site is located in RS-1-7 zone and the Coastal Overlay Zone (Non-Appealable) within the La Jolla Community Plan and Council District 1.