

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes

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:

Jackson, Will, Costello, Fremdling, Kane, Rasmussen, Leira

NON-AGENDA PUBLIC COMMENT:

- Costello – SB9, SB10 What can we do? Make it easier to have basements? Houses as historic? Make things easier, encourage people to build single family homes.

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 1/18/2022

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.

12/21/2021 APPLICANT PRESENTATION: (Stosh Podeswik)

Reviewed basic aspects of project. Two new units, separated by 6 feet, with motor court. Motor court on west side is driveway and entrances for both units. From the street view, one unit in front of the other, instead of side by side.

Applicant provided the following items requested at the Dec 14, 2011 meeting:

- aerial view of neighborhood with superimposed building footprints;
- landscape plan (however, the use of colored drawings would improve);
- neighboring window alignment shown and do not interfere with project windows;
- Improved eastern elevation with additional ceramic treatment to match other facades;
- planters with same ceramic treatment that were added to courtyard.

12/21/2021 COMMITTEE COMMENT:

Discussion about drainage, water handling and driveway. Water removed by sump pump to street.

The importance of landscaping to soften the effect of large structures was brought up.

Fencing: South West, 2 foot stem wall, concrete block, 4 foot wood fence above. North East, one foot block wall, six feet of wood fence above. Vines will be added to soften.

Jackson: Motion to approve the project as presented. **Failed** for lack of a second.

Kitchen windows allow views into each other's kitchens, please offset.

Place solution in CC&R how to divide FAR of future development in the project area.

12/21/2021 PUBLIC COMMENT:

Merten: Does not comply with LJ Community Plan. Does not transition the newer with the older buildings in the neighborhood. Does not step back at second level to break up mass from the East elevation and street. Concerned that just five feet from the East property line a 28 foot wall extends vertically without relief to break up the mass. Stairwells to the roof decks could be open and switched to give some relief on the East. The public right of way, street view, lacks a transition between this taller building and the smaller one story building next door. If the stairwells were switched to the front and sides this project would come closer to complying with the requirements of the L.J. Community Plan. Therefore findings cannot be made. Zoom Video 1:06:38

Kane: We did ask for the street montage but didn't get the montage. This was the point of that request.

12/21/2021 DELIVER NEXT PRESENTATION:

Although committee comments were in general favorable, additional issues arose that resulted in Mr. Podeswik requesting a **CONTINUANCE** to January 11, 2022.

These included:

- Photo montage of street elevation of proposed structures with neighboring buildings to provide neighborhood context. (This was requested at 12/14 meeting but not provided at 12/21 meeting.)
- Preserve the existing front yard mature tree instead of the proposed Loquat tree noted in landscape plan.
- Move proposed NE corner rear palm tree to keep its mature canopy within the property line.
- Retain salvageable portions of side yard fencing on both side yard property lines.
- Provide colored landscape plan.
- Soften side yard fencing, ie soften with vines, & hardscape with landscape, note on plans.
- Offset kitchen sink windows to provide mutual privacy for both units.
- Delineate condos common areas & private areas on site plan. With color?
- Re-work Street View and East side elevations to provide transition between new construction & adjacent property, as per La Jolla Community Plan.
- Provide clearer drawing of drainage system, detention pond & sump pump. Construction drawing details not necessary.

1/18/2022 APPLICANT PRESENTATION:

- Drainage: drain by gravity towards street, then sump pump UP to street elevation for discharge.
- Cannot save front tree during construction, added two more street trees, we'll be the first ones on this street. 24"box loquat.
- Updated East elevation much improved, added wood and wood paneling
- Street elevation with rendering in-situ.
- Applicant will offset kitchen sinks

1/18/2022 PUBLIC COMMENT:

- Merten – Nautilus street is mostly single story homes. Surveys are supposed to extend 50' off-site. Building East is small relative to proposed. Wood element on North side does not appear to be on separate plane. Wood on East side does not appear to project from stucco on floor plans. Some drawing

inconsistencies between building masses. Not all elements are shown on drawings. Section line on plan does not align with where section is cut/drafted. Still more missing elements. Grade slopes down from North to South and East Elevation does not show existing grade and thus height limit line cannot be measured. Elevations on Section does not match survey provided. Grade should be measured according to code ... 45 degree angled building envelope. Once that is done, the building is not in compliance. Not in-compliance with municipal code. See if any of these issues came up in cycle issues.

1/18/2022 COMMITTEE DISCUSSION:

- Leira – Corners of building don't see to match, drawings are inconsistent. I like new-ness of design, Bothered by inconsistencies.
- Costello – Appreciate a better approach to long narrow lots. Concerned about drainage and street consistency/height.
- Will – How much water before overflow?

1/18/2022 DELIVER NEXT TIME:

- Fix drawings, clarify heights and articulation
- Look at water volume held by driveway before overflow to Westerly neighbor

ITEM 2: FINAL REVIEW 1/18/2022

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.

12/21/2021 APPLICANT PRESENTATION: by Tim Golba

This is an amendment to a project that was approved about 2 ½ years ago. The lot was completely cleared, demoed, because of a previous structure fire. New design by Architect Tim Golba, maxing out 0.60 FAR, 2,578 sq ft. Garage with alley access. Two level structures with structures stepping back, notched, matching angles of street and alley. "Modern Farm House" look.

12/21/2021 COMMITTEE COMMENT:

Leira: Landscaping Plan? *Not required for Single Family Homes.*

Shannon: What were issues noted in Cycles Letters? *Issues were errors on the Cities part, resolved at Conflict Resolution.*

Rasmussen: Show 30 ft height limit lines. *View for 30 ft height shown.*

Leira: What is dashed line off the alley? *The line indicating the line needed for 20 foot alley dedication if required in the future. Can you pitch the roof to the roof deck so that the top to the roof is the top of the parapet? The parapet looks a little harsh. Sure.*

12/21/2021 PUBLIC COMMENT:

Wallace: No longer concerned with setback from Beaumont. What about setback from the North side yard? *2.75 ft is the setback required by Law. We are going 3.5 ft at the sides. The neighbor to the South is concerned about privacy for her second story bathroom window. It looks like the staircase leading to the deck, and deck, might look into her window. We have ability to check our plans and see if this is a problem and we will deal with it. Reasonably pleased with design.*

Unknown: Are the decks included in sq ft? *No, they don't need to be unless enclosed.* Is a developer building this project? *Yes.*

Kovelman: Is there a sidewalk? We don't typically have them on our block. *No, the City is not requiring.*

Wallace: Enjoys not having sidewalk on their street. *We plan to leave it as is. It is more a hazard if there is a mix of sidewalk and none.*

12/21/2021 COMMITTEE DISCUSSION:

Kane: Is there a place for the public to walk? *Sure, right behind the edge of the street.* Can you go over the fencing? *In the front just low fence to keep dogs and children in the yard. Along the sides we will keep the current fencing. By the side of the garage there will be a retaining wall with fencing on top. Ornamental fencing in the rear.*

Leira: Is the new fence in the front compatible with the neighbors? *Stone columns, white pickets in-between.* The neighbors fencing is more rural, this is so suburban? Less formal? *Sure.*

12/21/2021 DELIVER NEXT PRESENTATION:

the following items were requested for further review: Jan 11, 2022?

- Elevate roofline pitch to railing height of roof deck to hide deck parapet.
- Provide more informal front yard fencing to provide consistency with rural feeling of the streetscape
- Check roof access stair placement for privacy to neighbor's 2nd floor bath window
- Provide analysis of window arrangement for neighbor privacy. Do analysis on both neighbors
- Provide street tree type and location.

1/18/2022 APPLICANT PRESENTATION:

- House burned down, new client bought lot with CDP and now amendment
- New street trees - St Mary's Magnolia
- Simplified front yard fence
- Steepened roof pitch and switched to glass for remaining guard rail
- Analyzed neighbors windows and no real conflict due to height differences.

1/18/2022 PUBLIC COMMENT:

- Wallace - ok

1/18/2022 COMMITTEE DISCUSSION:

- Kane – distance between houses? Varies 7' to 12' ...

1/18/2022 MOTION:

- Findings CAN (Jackson/Kane)
- Passes 6-0-1 (chair abstains)

ITEM 3: FINAL REVIEW 1/18/2022

Project Name: Calumet Remodel
Applicant: Robyn Freedman
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/679089>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for exterior remodel improvements on a site with an existing one-story single family residence. Remodel includes removal of bluff edge improvements, new drainage, pool remodel, site walls, entry gate & trellis, entry landscape improvements, and new fireplace. The 0.18-acre site is located at 5340 Calumet Ave in the RS-1-7 Zone, Coastal-APP, 1st -PBL-RDWY, ESL, within the La Jolla Community Plan Area. CD 1

9/21/2021 APPLICANT PRESENTATION

- Bluff erosion, new bluff edge, 5' setback, pulling hardscape away from that.
- Reducing width of driveway increasing on-street parking
- House remodel, roofline stays exactly as is.
- Still discussing gates allowed in sideyard setbacks with city may be opened to glass
- Pervious/impervious areas unchanged
- Existing improvements hanging off bluff
- Bluff is Cabrillo formation
- Reducing drainage over bluff edge by 80%

9/21/2021 DISCUSSION

- Simon – More work going on inside. Butterfield property caused this problem so he bought this property.
 - Applicant: Butterfield project did not cause erosion per their geotechs report
- Terry – Will climate change change the rainfall records used in this report.
 - Applicant: Current tables are applicable, 100 year rainfall is expected to remain consistent.
- Terry – Recommended drainage changes?
 - Applicant: About 80% of former watershed to bluff now redirected to Calumet
- Everett – Site plan notes 7, questions about view corridor and comment on cycle issues.
 - Applicant: Required to add street tree, not located in side yard setbacks. Working on glass gate to keep 5' height for security.
- Kinsey – Will this property be adjoined to neighbor. The gate there is obscured glass and not protect view.
 - Applicant: Comment says “Solid may not exceed 3 ft” or 75% open to light. Partial glass and partial solid. It is a single family.
- Crabtree – What native plants on bluff? Do they need irrigation? Agree that obscured glass does not preserve view.
 - Applicant: City and CCC approved plant pallet requires no irrigation once mature, irrigated by hand or portable equipment for 1st year. Sand asters Blatter pod.
- Rossi – Encourage committee to oversee and make sure view corridors are protected.
- Simon – Echo previous comments, neighbor/current owners gates do not allow view
- Everett – Fireplace shows it is 5' high. (applicant: yes, it has been changed per city comment. it is a surface fire “pit”, there is no chimney, below 36”)
- Kane – View corridors. There is a CPA coastal view corridor ad-hoc committee. Looking at recent permits and continued compliance. Meeting with Joe LaCava. Appreciate discussion on specific code language that “light” does not necessarily protect view.
- Shannon – Does he also own the double sized home to the south. (app: yes) Water 10' under Calumet was saturated when dug for sewer/water improvements. Also the neighbors house has a basement and increased erosion on either side of it.
- Kane – We have tried to get basements included in FAR for this specific (and other) reason(s).
 - Applicant: South edge of Bandera paper street is a fault which functions as a water barrier, concentrating water at this line
- Leira
 - Bluff is undermined, 5' setback is not enough.
 - Applicant: Will send copy of hydrology report, nothing new proposed seaward of building face except curb to create drainage over edge, then 5' native buffer.
 - Other properties ... all PL walls are glass, glass gets dirty, Iron gates do better, plus you gain the benefit of air flow
- Kane – What is bluff face retreat rate? (applicant 2-3” per year, Cabrillo formation is very durable)

9/21/2021 DELIVERABLES

- Colored Permeable and Impermeable areas (existing vs proposed) with drainage plan, where it goes.
- Landscaping plan, Natural, Paved, pervious pavers, roof.

- Drawings showing all proposed modifications under house remodel permit
- Consider increasing setback.
- Gate drawings/renderings down each side yard setback

1/18/2022 APPLICANT PRESENTATION:

- Refresh presentation
- No firepit in front, pool moved next to side wall, Glass side yard gate, Reduced some hardscape in back yard.
- Pulled back further than 5' required bluff setback and aligned with neighbors wall
- Site sections and cone of vision diagrams from sidewalk.
- Home over 60 years old, minor erosion during that time,
 - Was 1570sf of area draining over the bluff edge reduced to 645sf.
- Landscape: New Zealand Christmas street tree, prostrate natal plumb, boxwood beauty, wistringia
- Native species on bluff, temporary irrigation only – Blatterpod and CA Beach Aster

1/18/2022 PUBLIC COMMENT:

- Simon – Anything involving home (no)
- Hyde – Materials Posted? (yes), Gates will be glass? (Entire gate and side fence will be glass) That will be fabulous.

1/18/2022 COMMITTEE DISCUSSION:

- Kane – Is the view corridor recorded (not yet, but it will be) Will glass be clear? (it will be clear) What is fencing material along side PL? (existing stucco masonry stradling line on North side, Stucco retaining wall with glass top on South side, nothing proposed to change)
- Rasmussen – Why glass gates not iron or other? (Consistent with other glass elements and improved security) Where is 645sf coming from that drains over bluff? (the native bluff)
- Costello – Can drawing be edited to call out “clear” glass. (Yes, and considering coating to minimize staining and water droplets)
- Kane – Thank you for self cleaning consideration. Where does street run-off discharge? (4 houses to North out to beach through pipe)

1/18/2022 MOTION:

- Findings CAN (Jackson/Kane)
- Motion PASSES 6-0-1

ITEM 4: PRELIMINARY REVIEW 1/18/2022

Project Name: 7116 Vista Del Mar SCR
Applicant: CA Marengo
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/691944>

LA JOLLA (Process 2) Substantial Conformance Review for a modification to existing jacuzzi and landscape on a site with a two-story, 3,463 square-foot single family residence approve per CDP No. 6794 (PTS 4116). The site is located at 7116 Vista del Mar in the RS-1-7 zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit, Sensitive Coastal Resources, in the La Jolla Community Plan. CD 1

1/18/2022 APPLICANT PRESENTATION:

- 2000 project, built a jacuzzi, project sold, owner would like a larger jacuzzi, planner required community review for SCR
- Enlarge pool/spa behind existing fence/wall

- Removed a palm tree and added some landscape
- Staff confirmed consistency with exhibit A

1/18/2022 PUBLIC COMMENT:

- none

1/18/2022 COMMITTEE DISCUSSION:

- Costello – distance to bluff edge (over 50’), removing palm tree? (yes)
- Leira – one area becomes barren of vegetation
- Rasmussen – are we losing vegetation (hardscape and grass replaced with more pool) – no problem with it
- Kane – Is pool in cut/fill both (approximately existing/native, maybe fill from previous construction) might consider shallower pool. (foundation will extend below footing of site wall)
- Kane – standard pool construction (yes)

1/18/2022 MOTION:

- Motion to make FINAL (Will/Fremdling)
- Motion FAILS

1/18/2022 DELIVER NEXT TIME:

- Two sections through wall and jacuzzi

ITEM 5: ACTION ITEM 1/18/2022

2022 Code Update Cycle

Items to review:

- FAR and basements
- 50% rule
- Serial Permitting
- ... *open for other code update discussion items*

We have until March 31 to submit proposals.

<https://www.sandiego.gov/planning/programs/land-development-code/lcd-update-request>

1/18/2022 APPLICANT PRESENTATION:

- Project Segmentation/Serial Permitting
 - Staff waffling, have not done anything yet
 - Resubmit what we did last time
- Basements as FAR
 - Resubmit what we did last time
- Alternative/Enhancement of 50% rule
 - What to propose
 - Jackson – Limiting overall (how much) area could be added
 - Option 1 – Incentive Form based version
 - Option 2 – 50% walls remain and 50% enlargement of FAR
 - Add development impact fees

1/18/2022 PUBLIC COMMENT:

- Come back in February DPR

