

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Dec 14, 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)**

-
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**.*
-

COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW 12/14/2021

Project Name: Bentley CDP – 5655 La Jolla Hermosa Ave
Applicant: Scott Bentley
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/694482>

LA JOLLA (Process 2) Coastal Development Permit to remodel existing detached garage and add an ADU above at a site with an existing single family residence located at 5655 La Jolla Hermosa Avenue. The 0.14-

acre site is in the RS-1-7 Base Zone, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (N-APP-2), Parking Impact Overlay Zone within the La Jolla Community Plan area. Council District 1.

12/14/2021 APPLICANT PRESENTATION:

- ADU over detached garage, Adding 100sf to garage, 470sf apartment above.
- 1940s construction. Under FAR.
- Neighborhood notified, shared plans with those that were interested, no opposition
- Garage at rear of property with driveway along right side of property
- 1.9' from side PL, complies with rear setback
- Styling to match existing house
- No windows look into neighbor to South

12/14/2021 PUBLIC COMMENT:

- none

12/14/2021 COMMITTEE COMMENT:

- Rasmussen – Where is the expansion? Front (West)
- Kane – Why not using alley? Telephone pole blocking alley entrance. Will walls be strengthened? (Yes) Have you gone through historic review? (No) Has it been modified? (Yes in 2003)
- Jackson – Read cycle issues that state project is NOT potentially historic
- Will – clarification of fences (Will remain as current)

12/14/2021 MOTION:

- Make FINAL (Costello/Jackson)
- Will, Costello, Jackson, Fremdling, Kane, Leira, Rasmussen, Shannon
- **Motion PASSES unanimous**
- Findings CAN be made (Jackson/Costello)
- **Motion PASSES 7-0-1**

ITEM 2: DID NOT PRESENT

ITEM 3: PRELIMINARY REVIEW 12/14/2021

Project Name: Nautilus Duplex – 735 Nautilus
Applicant: Stosh Podeswik
Project Info: <https://opensd.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.
- WILL RETURN NEXT WEEK

ITEM 4: PRELIMINARY REVIEW 12/14/2021

Project Name: 1540 LJ Rancho
Applicant: Colin Lowry
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/697397>

LA JOLLA (Process 2) Coastal Development Permit for a new two story 8,136 sf single family residence with a pool, a 742 sf attached 3 car garage, a 876 attached 4 car garage and a 1234 sf ADU at 1540 La Jolla Rancho Rd. the 0.99-acre site is located in the RS-1-1 zone and the Coastal (non-appealable) zone within the La Jolla Community Plan and Council District 1.

12/14/2021 APPLICANT PRESENTATION:

- Large one acre lot. 0.25 FAR (.45 allowed) tennis court will remain at rear, gentle slope across lot, parking on East side where large 2 story residence, pedestrian entrance at center.
- Pool flanked by lawn then 1 bedroom ADU and pool house
- standing seam metal roof, horizontal siding, stone accents

- below height limit,
- upper part of fence will be 50% open

12/14/2021 PUBLIC COMMENT:

- none

12/14/2021 COMMITTEE COMMENT:

- Kane – 2nd garage will be tall enough for a motorhome, Can you provide a materials board and landscape plan.
- Leira – Rural neighborhood, open, more homes are walling off neighborhood, how make more subdued
- Will – consider shorter garage door

12/14/2021 DELIVER NEXT PRESENTATION:

- Materials Board
- Landscape Plan
- Gates and fence 50% open, more pastoral
- Rendering or elevation with neighboring houses inserted in view ... context

ITEM 5: PRELIMINARY REVIEW 12/14/2021

Project Name: Streetscape Plan – Girard at Prospect
Applicant: Mark Steele
Project Info: N/A

12/14/2021 APPLICANT PRESENTATION:

- All on public ROW, Phyllis Pfeiffer here
- Created a M.A.D. – can do maintenance AND work in public ROW
- \$15M project estimate at this time
- Acknowledged Jim Alcorn’s contribution to the Belvedere concept, Tod Fry, Jennifer Luce, Paul Buss.
- Start with Girard improvements first, then the Dip later
- Extend curbs, increased landscape, cross walks, concrete patterns at intersections and mid-block crossing.
- Belvedere trellis could be an art installation.
- Parking added at lower Prospect will replace lost parking along upper Prospect
- Public Art at Girard/Wall.
- Seahorse benches are historic
- All said and done only lost 6 parking space in entire project area.

12/14/2021 PUBLIC COMMENT:

- Ensure benches are not flat – discourage sleeping
- Trellis not to block view
- No public objection to concept

12/14/2021 COMMITTEE COMMENT:

- Leira – I like the trellis, very Southern Californian. Restaurants go out into street, there have not been screams about loss of parking. More people walk and it’s wonderful. Sidewalks need to be wide. Many are too narrow.

- Kane – Thank you, congratulations. Are streetlights selected? (not yet). Like the acorn lights. Signs? Jody R. has some work done on the subject. Approach to trees?
- Leira – Pedestrians don't need large signs. Trees should be chosen to create shade.
- Kane - How keep space being taken over by restaurants?

12/14/2021 MOTION:

- The DPR sub-committee endorses this in concept and looks forward to reviewing any specific plans that may come before us. (Costello/Leira)
- Unanimous
- **Motion PASSES 8-0-0**