

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

Meeting Minutes – Mar 16, 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:**

- We need to enter code update into city system by end of month.
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**APPROVAL OF MEETING MINUTES:**

**ITEM 1: FINAL REVIEW 3/16/2021**

Project Name: Belinski Comp Unit – 391 Via del Norte  
Applicant: Jennifer Macdonald  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/664916>

LA JOLLA (PROCESS 2) Coastal Development Permit to create a new 642 SF attached companion unit to an existing historically designated 1928, two-story single family residence, located at 391 Via del Norte. The

0.254-acre site is in the RS-1-7 zone, Coastal (NAPP2), Coastal Height Limit, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones, and Transit Priority Area within the La Jolla Community Plan. Council District 1.

### **3/9/2021 APPLICANT PRESENTATION**

- Historic site #560 by Mann/Shepard
- Previous Thomas Shepherd additions will remain, 1958 addition will be removed
- Companion unit along alley at SW of house.
- Proposal to allow aging in place and in future could be ground floor Master Suite
- 3D perspectives and elevations. Cupola below 15' in height (still 1-story)
- Presented view angles from neighboring projects

### **3/9/2021 PUBLIC COMMENT**

- none

### **3/9/2021 COMMITTEE DELIBERATION**

- Will – Differentiating Materials? (applicant: House has barrel tiles, only proposed tile will be flat tile in similar color. Stucco texture will differentiate.)
- Kane – How high is wall on alley? (app: 7' for wall, 13' to parapet, only 8' ceilings but high raised floor level) Single pane windows make it look contemporary. (HRB requested differentiation) I think HRB should allow mullions. Beautiful house. I'd be happy to speak to HRB.
- Leira – Looks like Baroque piece next to Spanish Revival. Recommend removing detail lines at roof line. Let simple wall continue up to parapet.
- Will – Could Historical society write letter to allow mullions. This group can make a recommendation to staff.
- Fremdling – Why does addition have to be so different? More things need to match.

### **3/9/2021 ADDITIONAL REQUESTS**

- Consider upper part of wall without horizontal detail at top.
- Consider mullions on windows.
- Diane Kane to request HRB to allow without lines and with Mullions.

### **3/16/2021 APPLICANT PRESENTATION**

- Re-orient to site
- Upper band removed, lower band remains, crawlspace vents enlarged with tile insert
- Diagonal jali screen detail on window towards alley
- Divided lite added to window and door
- Large divided light awning window on each side of cupola
- Shed roof adjacent to existing house was removed

### **3/16/2021 PUBLIC COMMENT**

- Will – Letter of support from Heath Fox, Exec Director of LJ Historical Society

### **3/16/2021 COMMITTEE DELIBERATION**

- Leira – much better, still prefer to remove lower band, fits better with existing, doesn't call attention to itself. Taking out that slanted roof helped.
- Kane – SI Standards require differentiation AND compatibility. Previous design was not compatible.
  - Does not create false sense of history. ADU, fire rated windows, ADA accessibility only exist in recent history.
  - Angled wall aligned with PL was not something done historically.

- Reversible
- barrel tile, pop-up lantern/cupola was not done in 1920s
- Does meet SI standards as redesigned.

**3/16/2021 COMMITTEE MOTION**

Findings CAN be made as redesigned (Kane/Jackson)

- Motion PASSES 6-0-1 (chair abstains)