

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

Meeting Agenda – May 18, 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:**

Will, Costello, Jackson, Shannon, Fremdling, Blackmond, Leira, Kane

**NON-AGENDA PUBLIC COMMENT:**

**APPROVAL OF MEETING MINUTES:**

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL REVIEW 5/18/2021**

Project Name: 6309 Hartley CDP  
Applicant: Steve Ragan, Bill Hayer  
Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/675657>

LA JOLLA (Process 2) Coastal Development Permit for a proposed detached 911-square-foot Accessory

Dwelling Unit with covered patio for an existing single-family residence located 6309 Hartley Drive. The 0.9-acre site is in the RS-1-2 Zone and Coastal (Non-Appealable) Overlay Zone, within the La Jolla Community Plan area and Council District 1.

**5/11/2021 APPLICANT PRESENTATION (Dylan Baker)**

- Site plan, Building Elevations,
- Minimal visibility from street, far back on lot, mature landscaping
- Materials to match existing home.

**5/11/2021 PUBLIC COMMENT**

- none

**5/11/2021 COMMITTEE DELIBERATION**

- Leira - What is side setback (applicant: 10')
- Fremdling – House has historic designation. Does addition differentiate?
- Kane – Has it been to HRB? (applicant: Yes, comments to complement but not match) Would like to see more information on this ... materials or renderings (applicant: new does not touch existing structure.)

**5/11/2021 COMMITTEE REQUESTS**

- Finishes materials or renderings compared to existing structure
- Aerial view with footprint superimposed so that we can see context/relationship with neighbor.
- Show us the project in context.
- Review sec int. standards and “downplay” compared to other
- Any new HRB

**5/18/2021 APPLICANT PRESENTATION**

- Showed aerial and bird’s eye perspective of project
- Described materials and differentiation to main (historic) structure.
- Tall hedge and mature landscape will remain and thoroughly screen project.
- Garage is not original

**5/18/2021 PUBLIC COMMENT**

- none

**5/18/2021 COMMITTEE DELIBERATION**

- Shannon – Time frame for construction? (applicant: 1 year out, 1 yr duration)
- Leira – Still think the historic differentiation could be improved
- Kane – City is requiring too much differentiation, maybe a happy median

**5/18/2021 COMMITTEE MOTION**

- Findings CAN (Jackson/Fremdling)
- Passes 7-0-1 (Chair Abstained)

**ITEM 2: FINAL REVIEW 5/18/2021**

Project Name: Pfister Residence – 6031/6051 Folsom Dr  
Applicant: Jeannette Temple, Andrew Crocker

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/684563>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single family residence and consolidate two lots located at 6031 and 6051 Folsom Drive for the construction of a new 2 story single family residence over a new below grade parking garage for a total of 8,409-sf. The 0.54-acre site contains ESL and is in the RS-1-7 zone and the Coastal (Non-App) overlay zone within the La Jolla Community Plan area and Council District 1.

### **5/11/2021 APPLICANT PRESENTATION**

- Marianne Pfister – Currently live in Upper Hermosa for over 20 years. Intend to build something that belongs here. Investing in high quality architect and builder
- Jennifer Luce (Luce Studio) and Rodrigo Villalon (T7 Architecture)
- 2 levels above grade, 1 below
- .26 FAR where .45 allowed.
- 3 parking spaces provided.
- Double Lot. Demo existing home. Cleared Historic. Home is set far right close to neighbor.
- Driveway is quite steep.
- New home is T shaped to center on lot and rear. High volumes at rear only. Gives larger view corridor to neighbor. Diminutive from street. Volume to back at hillside.
- Emphasize nature
- Basement is garage, mechanical, and storage only.
- Clay tile roof, hand worked plaster
- Reviewed elevations

### **5/11/2021 PUBLIC COMMENT**

- Rasmussen – Would like to see renderings with hillside and how fits.

### **5/11/2021 COMMITTEE DELIBERATION**

- Jackson – Questions about height limit.
- Will – Question about red tile roof.
- Fremdling – Old world look? Will landscape be included? (yes: Classic with modern twist)
- Kane – Tell me about pool (38'x11') you want at least 4' in shallow end if you swim laps. (yard is fenced and will have safety cover)
- Leira – What will fence look like? (applicant: owners have 2 dogs and a cat.)
- Kane – garage door? (applicant: it's a 3 car door, deeply set into wall) Paving at driveway? (applicant: cobble stone on upper level, concrete at slope closest to street)
- Will – Interested to see contemporary form lurking under traditional skin
- Leira – Landscape “stripes” (applicant: 3' stone wall and then retaining wall at back.)

### **5/11/2021 COMMITTEE REQUESTS**

- Improve Height Limit Exhibits
- Topo Lines and Fill vs Cut
- Rendering with hillside behind it.
- Also birds-eye rendering to show how house “nests” into hillside
- Fence images/design
- Section through retaining walls.

### **5/18/2021 APPLICANT PRESENTATION**

- Renderings with hillside in background
- Topo plan with proposed grades
- Height limit exhibits
- Inspiration images for architecture and perimeter fences

### **5/18/2021 PUBLIC COMMENT**

- none

### **5/18/2021 COMMITTEE DELIBERATION**

- Leira – Concern with more opaque “massive” fence not consistent with structure. “forbidding”
  - Applicant: Goal to let landscape build up around fencing, almost invisible but still required for pool and owner’s pets. Landscape plans are consistent with that 3-4’ plants
- Kane – What are green lines? (applicant: garden walls)

### **5/18/2021 COMMITTEE MOTION**

- Motion CAN (Jackson/Kane)
- Passes 7-0-1 (chair abstained)

## **ITEM 3: PRELIMINARY REVIEW 5/18/2021**

Project Name: B-West Residence, 9872 La Jolla Farms Rd  
Applicant: Tim Golba  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/643954>

LA JOLLA (Process 3) - Coastal Development Permit and Site Development Permit, an amendment to CDP No. 852026 and SDP No. 852027, for the construction of a new residential single dwelling unit, single story with two levels of basement, for a total of 18,422 sq.ft. of construction located at 9872 La Jolla Farms Road. The 1.52 acre site is in the RS-1-2 Zone, Coastal (Appealable) Overlay, First Public Roadway within La Jolla Community Plan . Council District 1.

### **5/18/2021 APPLICANT PRESENTATION**

- Encore Trust ... Sold Project, New Owners
- Corner of LJ Farms and Blackgold Rd at “Saigon” trail head.
- Previous vested with grading, bocce, and basketball court ... thus CDP amendment
- Stepped Pads on site .. one at street level, one approx. 12-14’ lower.
- House designed around existing Torrey Pine to remain, also hedgerow at trail will remain
- Current street view is fence
- House across street built much higher above.
- No changes to trail
- 30,000sf allowed, 3,109sf built above grade plus 1,033 garage, the rest is built in two basement levels below street level.
- Previous design was almost all above grade and massive curvilinear elevations
- Retained view easement, extensive work with neighbors, story-poles, drastically reduced mass
- Main level is almost entirely garage plus storage, powder, stairs and elevator
- Upper level functions as a 2 bedroom “apartment”

- upper basement is movie theater and gym and mezzanine over lower basement basketball court. This level is walk out.
- Lower basement level is basketball, lounge and spa functions and then open air meditation space. This level is subterranean on all sides
- Renderings show fit into terrain
- Concession with neighbors to move second story back towards street

#### **5/18/2021 PUBLIC COMMENT**

- none

#### **5/18/2021 COMMITTEE DELIBERATION**

- Kane – will there be view corridor on South PL (applicant: yes)
- Blackgold – Can you see over the Saigon trail fences? (app: yes)
- Kane – Was grading, bocce and basketball done to vest CDP (app: yes, although amendment process is same as new permit)
- Costello – Recall the original Encore project. No objection at DPR but 40 neighbors at CPA. That is why we don't make 1<sup>st</sup> presentations as only presentations. Why so much amenity for such a small house. (app: Basically a guest house and “man-cave”. Purchased this to augment their current home and protect their views.)
- Jackson – Please walk height limit calcs (app: Walked through elevations. 2<sup>nd</sup> floor is only 22' tall.) Even if basement counted 10,000sf under FAR
- Shannon – What is their route to property from main-house (app: Gates on opposite sides of trail)
- Blackmond – Paragliders will see into bedroom (app: yes but from pretty far away, not enough up-lift that far inland)
- Leira – See it as a commercial building not a residence. Could the access corridor be made more transparent? It feels like a cattle chute. (app: view opens up dramatically after a short walk, anything less would expose entire home to public view) Even if remains a green wall would be improvement and lowers temperature. Flat surfaces will collect water. How handling? How are site fences being handled? Bluffs are dedicated? (app: yes) Could a tunnel be made under trail? (app: no due to sewer line under trail) Quality of front yard
- Kane – Curious about front elevation as seen from street and South side view corridor
- Jackson – street images curious where Blackgold view lines up with 2 story

#### **5/18/2021 COMMITTEE REQUESTS**

- Consider green fence on trail
- Stormwater plan
- Exhibits to see view from street and South sideyard view. Digital Renderings?
  - Include view from up Blackgold
- Quality of frontyard
- Aerial photo with proposed footprints of 2-story, basement, meditation space