

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Dec 21, 2021

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: Costello, Fremdling, Jackson, Kane, Leira, Rasmussen, Shannon.

ELECTION OF PRO TEM: In Chairman Will's absence Costello elected Pro Tem.

NON-AGENDA PUBLIC COMMENT: None

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.

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.

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.

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.