

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Mar 9, 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, Fremdling, Kane, Costello, Shannon, Jackson, Leira

NON-AGENDA PUBLIC COMMENT:

- Kane – email from P. Ahern, LJ Village Lodge change of use from hospitality to residential. CUP required?
- Costello – Piano store project? Will it come to DPR

APPROVAL OF MEETING MINUTES:

ITEM 1: PRELIMINARY REVIEW 3/9/2021

Project Name: Tuszynski Residence CDP – 5692 Dolphin Pl
Applicant: Mark Tuszynski, Alan Austin

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/611654>

LA JOLLA (PROCESS 3) - Coastal Development Permit and Site Development Permit for the addition and remodel to an existing 2,479-sf single-family residence at 5692 Dolphin Place. The project includes a 494-sf addition for a total of 2,973-sf. The 0.17 acre site has Environmentally Sensitive Lands and is in the RS-1-7 Zone and the Coastal (Appealable Area) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

3/9/2021 APPLICANT PRESENTATION

- Add 444sf, 7,771sf lot, Total 2,923 GFA (.38 FAR)
- Neighbors in support
- Current area between house and garage, proposed structure is single story.
- Addition not likely to be visible from public, except at garage gate. New roof will be 3' higher than existing.
- Neighbors in support.

3/9/2021 PUBLIC COMMENT

- none

3/9/2021 COMMITTEE DELIBERATION

- Leira – How high is the addition? (applicant: 19'-2") Which trees will be removed? Trees along south PL where addition will go.
- Kane – Is there a dedicated view easement? (applicant: There will be. The trees will be in the way. The gate will be removed or changed to open, if required the trees will be removed as well.
- Costello – How will you do construction staging? (applicant: gate adjacent to garage)
- Shannon – What would have triggered demolishing house within bluff setback? (applicant: If more than 50% demo, or if addition in excess of 50% of existing GFA. Could not touch the garage because addition would exceed 50% of garage area.) Can garage be converted to ADU (applicant: It would require another CDP and concerned CCC does not look favorably on this.)
- Jackson – The teenagers will be back.

3/9/2021 ADDITIONAL REQUESTS

- Committee Motion to make this presentation final (Costello/Jackson)
- Passes 7-0-0
- Committee Motion that findings can be made for CDP and SDP (Costello/Jackson)
- Passes 6-0-1 (chair abstains)

ITEM 2: PRELIMINARY REVIEW 3/9/2021

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.

ITEM 3: PRELIMINARY REVIEW 3/9/2021

Project Name: Goldbaum ADU – 5550 La Jolla Hermosa Ave
Applicant: Marcos Vanorden de Assis
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/681208>

LA JOLLA (Process 2) Coastal Development Permit to to demolish an existing 489-sf detached garage to an existing 2 story, 2,965-sf single family residence to construct a new detached 789-sf Accessory Dwelling Unit above a 666-sf garage at 5550 La Jolla Hermosa Avenue. The 0.18-acre site is in the RS-1-7 Zone and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area and Council District 1.

3/9/2021 APPLICANT PRESENTATION

- Previously remodeled with CDP.
- Photos of existing along with aerial.
- 1-bedroom ADU for parents to move in. Existing structure is not strong enough to support second floor so building new garage first with ADU above.
- Planning Review has already cleared project.

- First floor siding to match main house and stucco on second floor walls.
- 24-3 to roof, 28-6 to top of chimney.

3/9/2021 PUBLIC COMMENT

- Fitzgerald – Since designed for parents, it has a lot of stairs. Is there provision for limited mobility. (applicant: parents are still young, early 50s, so not interested at this point)

3/9/2021 COMMITTEE DELIBERATION

- Shannon – What is the view from second floor? (applicant: Project will have limited horizon view)
- Will – Is this the best location for ADU. (applicant: May build pool on South side and don't want shadows)

3/9/2021 ADDITIONAL REQUESTS

- Motion to make final (Jackson/Fremdling)
- Passes 7-0-0
- Motion Findings CAN be made (Jackson/Fremdling)
- Passes 6-0-1 (chair abstains)