

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda

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/2022-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:

- **Will:** Goodman

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 2/8/2022

Project Name: 7116 Vista Del Mar SCR
Applicant: CA Marengo
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/691944>

LA JOLLA (Process 2) Substantial Conformance Review for a modification to existing jacuzzi and landscape on a site with a two-story, 3,463 square-foot single family residence approve per CDP No. 6794 (PTS 4116). The site is located at 7116 Vista del Mar in the RS-1-7 zone, Coastal (Appealable) Overlay Zone, Coastal Height Limit, Sensitive Coastal Resources, in the La Jolla Community Plan. CD 1

1/18/2022 APPLICANT PRESENTATION:

- 2000 project, built a jacuzzi, project sold, owner would like a larger jacuzzi, planner required community review for SCR
- Enlarge pool/spa behind existing fence/wall
- Removed a palm tree and added some landscape
- Staff confirmed consistency with exhibit A

1/18/2022 PUBLIC COMMENT:

- none

1/18/2022 COMMITTEE DISCUSSION:

- Costello – distance to bluff edge (over 50’), removing palm tree? (yes)
- Leira – one area becomes barren of vegetation
- Rasmussen – are we losing vegetation (hardscape and grass replaced with more pool) – no problem with it
- Kane – Is pool in cut/fill both (approximately existing/native, maybe fill from previous construction) might consider shallower pool. (foundation will extend below footing of site wall)
- Kane – standard pool construction (yes)

1/18/2022 MOTION:

- Motion to make FINAL (Will/Fremdling)
- Motion FAILS

1/18/2022 DELIVER NEXT TIME:

- Two sections through wall and jacuzzi

2/8/2022 APPLICANT PRESENTATION:

- Shared 2 sections that were requested.

2/8/2022 PUBLIC COMMENT:

- none

2/8/2022 COMMITTEE DISCUSSION:

- Leira – Thank you, no problem with project but hard time with conformance. Impact from public is the same.

2/8/2022 MOTION:

- Project substantially conforms to the CDP (Costello, Jackson)
- In Favor: Jackson, Costello, Leira, Fremdling, Rasmussen
- PASSES 5-0-1 (chair abstains)

2/8/2022 DELIVER NEXT TIME:

- none

ITEM 2: PRELIMINARY REVIEW 2/8/2022

Project Name: West ADU – 5648 La Jolla Hermosa Ave
Applicant: Kevin Leon – Mark Lyon
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/696584>

LA JOLLA (Process 2) Coastal Development Permit to maintain an unpermitted 511 square foot Accessory Dwelling Unit (ADU), on a site with an existing 2,145 square foot single-family residence, located at 5648 La Jolla Hermosa Avenue. The 0.13-acre site is in the RS-1-7 and Coastal Overlay (Non-Appealable) zone within the La Jolla Community Plan area, in Council District 1.

2/8/2022 APPLICANT PRESENTATION:

- Existing structure permitted as garage on alley. Converted to ADU without permit
- Reducing size to limit amount in setback and removing windows per code requirement

2/8/2022 PUBLIC COMMENT:

- none

2/8/2022 COMMITTEE DISCUSSION:

- Jackson – Does this proposal exceed any current codes (none now after changes)
- Leira – will tree remain
- Fremdling – why windows removed (fire requirement less than 3')
- Jackson – Did current owner build this (unknown)

2/8/2022 MOTION:

- Make this presentation final (Jackson/Fremdling)
- PASSES 7-0-0
- Findings CAN be made (Jackson/Fremdling)
- PASSES 6-0-1

ITEM 3: FINAL REVIEW 2/8/2022

Project Name: Cove Sweets Paraiso
Applicant: Paul Benton
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/676701>

LA JOLLA (Process 3) CDP and SDP to construct a terrace deck over the existing open air underground parking structure, including adding 10,590-sf of building footprint, adding 2 levels of parking, and rebuild the top deck with landscaping and swimming pool at the La Jolla Cove Hotel and Suites located at 1141-1171 Coast Blvd. The 1.32-acre site is in the La Jolla Planned District Zone 5, the Coastal (Appealable Area) OZ, and the Sensitive Coastal OZ within the La Jolla CPA area, and CD1.

SCOPE OF WORK

CONSTRUCT A TERRACE DECK OVER THE EXISTING OPEN AIR UNDERGROUND PARKING, TO PROVIDE AN OPEN AIR LANDSCAPE AMENITY FOR THE HOTEL GUEST

THE ADDITION OF THE 'PARADISO TERRACE WILL ALLOW US TO BRING THE PROPERTY CLOSER TO CURRENT PDO LANDSCAPE REGULATIONS

THE WORK IS ON AN EXISTING CONCRETE DECK AT THE SOUTH SIDE OF THE MAIN BUILDING OF THE HOTEL, ABUTTING AND CONNECTED TO THAT SOUTH SIDE. CURRENTLY THE EXISTING DECK IS USED ENTIRELY FOR PARKING. THE AREA AFFECTED BY THIS PROJECT HAS A TOTAL OF 40 PARKING SPACES.

NOTE THAT THIS IS THE TOP DECK OF AN EXISTING 2-LEVEL PARKING GARAGE, WHICH IS A STRUCTURE. THE EXISTING STRUCTURE ABUTS RETAINING WALLS AT ALL 3 OUTER SIDES, WHICH EXTEND MUCH HIGHER THAN THE EXISTING TOP DECK OF THE UNDERGROUND PARKING STRUCTURE.+

INCREASED SCOPE July 8th, 2021:

-ADD 10,590 SF OF BUILDING FOOTPRINT TO THE SOUTH OF THE PROJECT AREA, ALIGNED WITH THE EXISTING RETAINING WALLS AT THE EAST AND WEST.

-ADD TWO LEVELS OF PARKING AT THE SAME ELEVATION AS THE EXISTING ADJACENT PARKING DECKS.

-REBUILD TOP DECK WITH LANDSCAPING AND SWIMMING POOL, TOTALING 10,590 SF. AT THE SAME ELEVATION OF EXISTING POOL DECK

2/9/2021 APPLICANT PRESENTATION:

- Cove suites hotel. Proposed project is behind hotel and below grade bound by retaining walls on remaining 3 sides. Additional Landscape on front of site as well.
- Adding landscaped deck over existing surface level parking
- PDO requires 50% landscape, 50% of that must be vegetated.
- Proposing to add 14 mexican fan palms along street with pedestrian level climbing vine. Additional planting on hotel side of sidewalk, terraces on property
- Subtropical theme on raised deck including artificial turf.
- Existing planting at pool deck level will remain.
- Meet and exceed landscape requirements for city and PDO 5.
- Under water budget allowance as well.

2/9/2021 PUBLIC COMMENT:

- text

2/9/2021 COMMITTEE DISCUSSION:

- Kane: Clarify project, decking over parking, landscape over the top? (applicant: yes) Any comments from PDO review? (app: Could we possibly better connect new deck to pool area. Correct nomenclature that penthouse is NOT a restaurant. They were pleased we were improving traffic.) Can you do any rain water capture? Will be required to capture and treat water. Not sure yet weather it can be re-used. Water will go to storm sewer once treated. What will hardscape be? (applicant: 3 types, broom concrete in service areas. stone, tile or concrete pavers on deck area. DG mulch within planting areas.) Plant pallet? (applicant: shared plant images)
- Leira: Request aerial view with proposed plan related/linked to other unique interstitial spaces and even link to red rest/red roost. Where do the La Valencia stairs sit with respect to this.

2/9/2021 DELIVERABLES:

- Aerial view with proposed plan related/linked to other unique interstitial spaces and even link to red rest/red roost. Where do the La Valencia stairs sit with respect to this.

2/16/2021 APPLICANT PRESENTATION:

- Landscape exhibit showing public and site access.

2/16/2021 PUBLIC COMMENT:

- none

2/16/2021 COMMITTEE DELIBERATION:

- Leira: Ultimate goal not to forget this exhibit. Pedestrian infrastructure.
- Will: keep in mind future compatibility with additional access across PLs to private property paths if they come to fruition.
- Kane: Agree, village improvements are being discussed.
- Will: stairs at Eddy Vs

2/16/2021 MOTION:

- CAN (Jackson/Costello)
- PASSES 7-0-1

2/8/2022 APPLICANT PRESENTATION:

- Update to project
- Additional excavation under current pool to provide additional parking.
- Pedestrian connection to Prospect
- Presented landscape plan

2/8/2022 PUBLIC COMMENT:

- none

2/8/2022 COMMITTEE DISCUSSION:

- Leira – What will finished area above new garage look like?
- Rasmussen – Clarification, new deck is below pool (yes) Replace interlocking blocks with something (yes, but softer method) Why Paraiso so low (so not to deprive natural light to hotel rooms that face parking lot) Holes cut into vertical wall at South side of existing parking (yes, to save a valuable and expensive to replace structural element) Would like to see rendering of this
- Shannon – Would like to see a rendering. Immense quantity of earth to be exported. Has thought been given to that? Please incorporate some “coffee vendor” at this location. (Client has already discussed earth transport with contractor)
- Will – we review projects to community plan and building development code, not building process
- Rasmussen – generally in favor
- Fremdling – clarified where excavation goes, would like to see landscape plan, owners have deep pockets. (re-presented landscape plans)
- Leira – concerned with the interaction with surrounding buildings
- Rasmussen – are you keeping the interlocking blocks (no)
- Shannon – has this project been looked out holistically?
- Fremdling – would like to see rendering, missing something
- Costello – Like this project.
- Fremdling – like to see access/view to historic cottages

2/8/2022 DELIVER NEXT TIME:

- Would like to see rendering of this. Please show rendering of what was previously approved and what it will look like with changes.
- Re-assurance that someone is considering a solution to construction access and soil removal

ITEM 4: ACTION ITEM 2/8/2022

2022 Code Update Cycle

Items to review:

- FAR and basements
- 50% rule
- Serial Permitting
- ... *open for other code update discussion items*

We have until March 31 to submit proposals.

<https://www.sandiego.gov/planning/programs/land-development-code/lcd-update-request>

1/18/2022 APPLICANT PRESENTATION:

- Project Segmentation/Serial Permitting
 - Staff waffling, have not done anything yet
 - Resubmit what we did last time
- Basements as FAR
 - Resubmit what we did last time
- Alternative/Enhancement of 50% rule
 - What to propose

- Jackson – Limiting overall (how much) area could be added
- Option 1 – Incentive Form based version
- Option 2 – 50% walls remain and 50% enlargement of FAR
- Add development impact fees

1/18/2022 PUBLIC COMMENT:

- Come back in February DPR

2/8/2022 APPLICANT PRESENTATION:

- Basement FAR: Count area at 50% rate
 - Costello – not resubmit, low impact to public view. But require a soils report for all basements
 - Leira – basements we don't see them but they dictate the volumes above them. Problems with water.
 - Rasmussen – in residential areas, you can pump to storm drain
 - Will – Not visible bulk and scale, that is the point of FAR, why should it count
 - MOTION – resubmit Geotech requirement without FAR penalty (Jackson/Costello)
 - 6-1-1
- 50% remodel rule: The city definition of “remodel” is broad, proposal to keep 50% wall requirement and limit additional area to 1000sf. AND no subsequent 50% remodel for a 5 year period.
 - Leira - Like the 50% demo and 50% increase in floor area “50/50”
 - Jackson – Agree ... include 5 year limit.
 - MOTION – 50/50/5yr (Costello/Jackson)
 - 7-0-1