

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:

POSSIBLE ACTIONS ITEMS:

ITEM 1: ~~FINAL REVIEW 2/15/2022~~

Project Name: ~~Cove Sweets Paraiso~~

Applicant: ~~Paul Benton~~

Project Info: ~~<https://opensd.sandiego.gov/Web/Projects/Details/676701>~~

ITEM 2: PRELIMINARY REVIEW 2/15/2022

Project Name: Hangartner Duplex - 6253 Dowling Dr

Applicant: Stephanie Lupton

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/695749>

LA JOLLA (Process 2) Coastal Development Permit to convert existing one story residence into a 4,258 square foot two-story duplex with attached tandem garages, located at 6253 Dowling Drive. The 0.13-acre site is in the RM-1-1 Base Zone and Coastal (Non-Appealable) Overlay Zone, and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area. Council District 1.

2/15/2022 APPLICANT PRESENTATION:

- Single to duplex, increasing parking from 1 to 4. Building height is 25' for ½ and 21' for the other ½.
- Modern Style Architecture
- One front unit, 1 rear unit, so appearance of single family residence
- Landscaping up front
- No roof decks
- Single story residences on either side, so kept height as low as possible for two story. Close to 21' on either side.
- FAR: 4,408 allowed 4,258 proposed (.725 where .75 allowed)

2/15/2022 PUBLIC COMMENT:

- text

2/15/2022 COMMITTEE DISCUSSION:

- Jackson - Have neighbors seen this (applicant: unknown)
- Leira – Flying roofs fits with context although they are all one-story
 - Does this replace one of the Kesling homes (yes, but previously remodeled and not historic)
 - what is the roof material? Photovoltaic? (shingle roof, metal roof might be incorporated)
 - Landscape plan – backs up to Fay Ave corridor (some citrus trees come out, added trellis to accommodate neighbors request) Look at corridor and share photos of what it looks like and how project fits.
 - Permeable paving? (yes all concrete pavers will have gaps)
- Fremdling – A lot of two-story buildings here now. New design is very compatible with neighborhood
 - What is site fencing like? Clarify
 - Drainage? What's happening in rear ROW?

2/15/2022 DELIVER FOR NEXT PRESENTATION:

- Street photo (montage) with proposed rendering superimposed (for context)
- Photos and context for Fay Ave Corridor
- Materials from Historic Submission
- What is site fencing like? Clarify
- Drainage?
- What's happening in rear ROW?
- Any comments from the neighbors?
- Please present the final product selection for roof (shingle does not fit)
- Plan for solar panels.

ITEM 3: PRELIMINARY REVIEW 2/15/2022

Project Name: Kamerman ADU - 760 Van Nuys
Applicant: Stephanie Lupton

Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/697834>

LA JOLLA (Process 2) Coastal Development Permit for a new 2-story 1,200 square foot detached ADU with a new attached 2-car garage at 760 Van Nuys Street. The 0.12-acre site is located in the RS-1-7 base zone and the Coastal (non-appealable) Overlay zone, and Coastal Height Limit, Parking Impact Overlay Zones within the La Jolla Community Plan and Council District 1.

2/15/2022 APPLICANT PRESENTATION:

- Three properties adjacent all 2-story existing structures, fitting bulk and scale of immediate neighborhood
- Coastal Farmhouse style mixed with Craftsman
- Two car garage with unit above and roof deck.
- Glass railing around decks
- 3245 sf allowed, 3245 proposed (.59)
 - 1324 existing, 245 existing garage, 1200 proposed ADU, 476 new garage

2/15/2022 PUBLIC COMMENT:

- text

2/15/2022 COMMITTEE DISCUSSION:

- Leira – concerned with covered outdoor space (not included in FAR and if it was the building would be over the limit) Often these become enclosed. Would prefer an open trellis.
- Shannon – when does a deck get counted?
- Will – Counted when 2 or more walls enclosed or habitable above ... this is not countable
- Leira – How much permeable space?
- Jackson – how to ensure this is deck forever and does not get enclosed.

2/15/2022 DELIVER FOR NEXT PRESENTATION:

- Site plan and space plan between buildings on-site and just off-site
- Street photo (montage) with proposed project rendering superimposed (for context)
- Materials board (digital) or photo of existing house for materials
- Landscape and Permeability plan

ITEM 4: PRELIMINARY REVIEW 2/15/2022

Project Name: Olivetas Residence - 7104 Olivetas
Applicant: Matthew Paola
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/696234>

LA JOLLA (Process 2) Coastal Development Permit for demolition of existing residence and construction of a new 3,983 s.f. two-story single family residence, located at 7104 Olivetas Avenue. The 0.16-acre site is in the RS-1-7 and Coastal Overlay zone (Non-Appealable Area 2) within the La Jolla Community Plan area. Council District 1.

2/15/2022 APPLICANT PRESENTATION:

- New residence at corner of Fern Glen
- Current no sidewalk on either street, carport and fence in ROW, New house will conform and open up the public ROW
- 15' storm drain easement across site, This works for client because they want more outdoor space.
- Reviewed projects with both neighbors, very happy with design
- 2 large existing trees will remain

- Previous submitted plans had another bedroom, since removed and FAR reduced
- 23' height except at center clerestory
- Hedge along PL, trellis and vines

2/15/2022 PUBLIC COMMENT:

- text

2/15/2022 COMMITTEE DISCUSSION:

- Leira – Refreshing to see contemporary, fits with context, outline of adjacent homes
 - Trees being preserved? (3 large trees exist, 2 will remain, one is dangerously compromised)
 - Happy to see vegetated hedge repeated
- Jackson – Is the sidewalk coming back? (yes)
- Shannon – Renderings look so complete, project looks already done, This is very helpful

2/15/2022 DELIVER FOR NEXT PRESENTATION:

- Make FINAL (Costello/Leira)
- PASSES 6-0-0
- Findings CAN (Jackson/Costello)
- PASSES 5-01 (chair abstains)

~~ITEM 5: PRELIMINARY REVIEW 2/15/2022~~

~~Project Name: 7762 Bishops Ln~~

~~Applicant: Stephanie Maloney~~

~~Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/695347>~~