

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

Meeting Minutes

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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**NON-AGENDA PUBLIC COMMENT:**

- none

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL REVIEW 3/15/2022**

Project Name: Nautilus Duplex – 735 Nautilus  
Applicant: Stosh Podeswik  
Project Info: <https://opensd.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.

**1/18/2022 APPLICANT PRESENTATION:**

- Drainage: drain by gravity towards street, then sump pump UP to street elevation for discharge.
- Cannot save front tree during construction, added two more street trees, we'll be the first ones on this street. 24"box loquat.
- Updated East elevation much improved, added wood and wood paneling
- Street elevation with rendering in-situ.
- Applicant will offset kitchen sinks

**1/18/2022 PUBLIC COMMENT:**

- Merten – Nautilus street is mostly single story homes. Surveys are supposed to extend 50' off-site. Building East is small relative to proposed. Wood element on North side does not appear to be on separate plane. Wood on East side does not appear to project from stucco on floor plans. Some drawing

inconsistencies between building masses. Not all elements are shown on drawings. Section line on plan does not align with where section is cut/drafted. Still more missing elements. Grade slopes down from North to South and East Elevation does not show existing grade and thus height limit line cannot be measured. Elevations on Section does not match survey provided. Grade should be measured according to code ... 45 degree angled building envelope. Once that is done, the building is not in compliance. Not in-compliance with municipal code. See if any of these issues came up in cycle issues.

**1/18/2022 COMMITTEE DISCUSSION:**

- Leira – Corners of building don't see to match, drawings are inconsistent. I like new-ness of design, Bothered by inconsistencies.
- Costello – Appreciate a better approach to long narrow lots. Concerned about drainage and street consistency/height.
- Will – How much water before overflow?

**1/18/2022 DELIVER NEXT TIME:**

- Fix drawings, clarify heights and articulation
- Look at water volume held by driveway before overflow to Westerly neighbor

**3/15/2022 APPLICANT PRESENTATION:**

- Quick overview of project
- Previous elevations did not match angled setback, now resolved by lowering building
- Landscape plans included and presented
- Existing wall to West will store/contain a significant amount of water in the event sump and back-up both fail.

**3/15/2022 PUBLIC COMMENT:**

- Merten – Pleased at lowered building height. Still does not transition, upper level should step back from lower level, Second floor does not step back on the East side. Height was lowered to 24' from finished grade, but existing grade is 3' lower. So angled setback is being measured at 27' not 24'.
  - Applicant: 24' should be taken from finished grade, West side is significantly setback from minimum setback, Feels that design is significantly improved to public benefit)
  - Merten: 113.0270 measuring structure height ... existing or proposed, whichever is lower.

**3/15/2022 COMMITTEE DELIBERATION:**

- Kane - Where is plan relative to setbacks? Lack of articulation on side setback. Would like to see footprint vs neighbor.
- Leira – Height change from front to back is What? Would like to see different ink colors to see things. Concerned about back building if grade goes down. Would like to see building in context of two homes on either side. Not clearly showing how fits in. Would like to see permeable surfaces exhibit. (applicant: scored colored concrete is part of fully engineered plans)
- Will – Agree 24' measured from lower of ... grades. Disagree that setback second floor is only required to step back on street and street sides.
- Kane - city staff is only looking at property, not adjacent structures
- Leira – We consistently request context information, also concerned at lack of permeable soils. Concerned with transition.

**3/15/2022 COMMITTEE ACTION:**

- Motion: Findings CAN be made (Jackson/Fremdling)
  - Motion PASSES 3-2-1

**ITEM 2: FINAL REVIEW 3/15/2022**

Project Name: Cove Sweets Paradiso  
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

**3/15/2022 APPLICANT PRESENTATION:**

- Presentation to address comments.
- Existing property has ground level parking and 1 underground level below.
- Wall behind pool terrace is 16' above pool terrace.
- Discussed connections to surrounding properties, Coast Blvd and Prospect
- Per committee feedback, moved pool to lower terrace, This will benefit pool with less shade from financial building
- Ramps will connect to upper terraces with jacuzzis
- Sections illustrate clearly show existing concrete block elevations will remain, but block will be replaced with improved softened aesthetic

**3/15/2022 PUBLIC COMMENT:**

- Merten – Meeting room on top of hotel was built too tall without a CDP.
  - Applicant has record documents from 1968 that it was part of original construction

**3/15/2022 COMMITTEE DELIBERATION:**

- Kane – What to do with hollow space under upper deck?
  - applicant: it will nto be empty, likely infilled or full of cross bracing
- Leira – Thank you for the clarifying drawings.
- Jackson – I've been up stairs at La Valencia, Are any yellow lines public (just internal)
- Kane – Is there a coastal access easement included in this action (No)

**3/15/2022 COMMITTEE ACTION:**

- Findings CAN (Jackson/Kane)
- PASSES 5-0-1

**ITEM 3: FINAL REVIEW 3/15/2022**

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.

**3/15/2022 APPLICANT PRESENTATION:**

- Reviewed deliverables, We'll be replanting different trees in front yard, with 2' retaining wall in front to provide some flat area and increase landscaping.
- No direct access to Fay Ave corridor. Provided photos. Rear fence will be rebuilt with new horizontal plank
- No fence in front yard, stays open to planting and street
- Concrete areas will have gaps to create permeability
- Plan was changed to metal standing seam roof
- Landscape Plan

**3/15/2022 PUBLIC COMMENT:**

- Miller – What is height of existing fence (5 or 6') Will roof be non-glare color? (flat dark color, not shiny)

**3/15/2022 COMMITTEE DELIBERATION:**

- Leira – Interesting in existing house overhang detail. Prevalent in early LJ. Would love to see that detail reinterpreted. (will provide similar fascia detail steps, underside could be similar ... but similar to what?) This street has been talked about for years as a mini “Kesling” district.
- Rasmussen – owner will clean-up back there? (yes owner have committed and spoken to Debbie ?) Plan for irrigation back there? (unknown but been in coordination)



**3/15/2022 COMMITTEE ACTION:**

- Motion Findings CAN be made (Jackson/Kane)
- PASSES 5-0-1

**ITEM 4: FINAL REVIEW 3/15/2022**

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

**3/15/2022 APPLICANT PRESENTATION:**

- Deliverables – Materials to match existing structure
- Owner will keep roof on outdoor deck, but no intent to enclose it. It is the only shaded outdoor space.

**3/15/2022 PUBLIC COMMENT:**

- Miller – FAR concerns

**3/15/2022 COMMITTEE DELIBERATION:**

- Leira – Will the proposed roof remain? (yes)
- Kane – Agree with concern about roofed deck

- Jackson – My child grew up with just his kind of

**3/15/2022 COMMITTEE ACTION:**

- Findings CAN (Jackson/Fremdling)
- PASSES 5-0-1

**ITEM 5: COMMUNITY PROJECT**

Item Name: La Jolla Master Plan  
Presenter: Trace Wilson

Update to LA JOLLA MASTER PLAN