

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

Meeting Minutes – Tuesday April 12, 2022 – 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/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:**

- 1. Your submitted drawings in a single PDF (required)**
- 2. Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)**
- 3. Your presentation slides (if to be presented) in a single pdf (optional)**
 - 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**.*

Call to order: 4 PM

COMMITTEE MEMBER ATTENDANCE:

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

In the absence of Chairman Will, a Chair Pro Tem was selected: Costello agrees to serve, no objections. Jackson to draft minutes.

NON-AGENDA PUBLIC COMMENT:

- Public Non-Agenda:
 - Darcy Ashley asked that the following letter to be read:

“There is a project that is underway on LJ Blvd called the "Piano Bldg." that is converting a very popular/successful former retail space into a restaurant/bar and Donut/takeaway food shop, plus 1 retail space. With this intensification of the space, it has been my past understanding that it would trigger among other permits, certainly a Coastal Development Permit. Yet this project has not been through any community review. There is no additional parking and no valet or other parking that I can see

being an option. While the San Diego Mayor has announced changes in parking requirements, none of those requirements have been formally adopted in the Coastal Zone by the Coastal Commission. I do not believe any of the zoning has actually been changed either.

In addition to this, the project which is on a corner of the roundabout, proposes to add new outdoor activity with dining near the area of the intersection- yet it is not revealed what program or application the project plans to use to get a permit for dining in both the MAD area and the PROW. Adding new outdoor dining would also trigger a Coastal Development Permit. I have attached an exhibit that we received by mail from Bird Rock Community Council which shows 34 seats- however, I believe this is but a suggestion and may or may not reflect what is actually installed. It is my hope that the DPR can review this project so that community input is part of the process.

DSD Building Project #655859. The tracking number for the exterior plans is #698647. They originally had an EMRA in their permitting package and it has since been removed to process separately the new EMRA number is #2591133. The address is 5680 La Jolla Blvd. and 365 Bird Rock Ave.”

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW 4/12/2022

Project Name: Bishop’s Lane
CDP Applicant: Safdie-Rabines
Project Info: <https://opensds.sandiego.gov/Web/Projects/Details/695347>

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LA JOLLA (Process 2) Coastal Development Permit to amend CDP 1981414, NDP 1981565, SDP 2472529 (Project #560771) for a new 3-story 3,603-square-foot single family residence with a lower level Accessory Dwelling Unit at a site located at 7762 Bishops Lane. The existing historical 2-bedroom cottage to remain as is. The 0.08-acre site is in the La Jolla Planned District Zone 5 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, CD 1.

- Bishop’s Lane CDP (695347, Safdie/Rabines)
 - Applicant: Project is a new three-story building, including a ground-floor ADU, with two parking spaces on a narrow lot at 7762 Bishop’s Lane which has been vacated by the westward move and restoration of a historic cottage (not part of this project). Architecture is inspired by the cottage, especially in the use of some wood and the pitched roof. Third floor steps in on both sides, so the space on that floor is narrow.
 - Kane: 3 stories generally not favored in the planned district, although transitions are nice in this case? Applicant: Adjoining structure is already three stories, so not an issue.
 - Rasmussen: Likes the project

- Shannon: Impressed that the move worked out, was that planned in conjunction with this project? Applicant: No, it was happenstance.
- Jackson: Will units be air conditioned? If so, where will chillers go? Applicant: Hadn't thought about this, chillers would probably go in front next to parking.
- Costello: City raised issue about access to trash cans? Applicant: Yes, it's tight, getting trash out on pickup days will require cooperation among residents/parkers.
- Kane: Has PDO reviewed this? Applicant: Not yet, but should go to next meeting.
- Kane: This kind of adaptive reuse preserving a cottage is something that should be encouraged rather than impeded by zoning, especially in PDO, LJCPA working to propose amendments or ordinance to enable more.
- Leira: What current landscaping and trees will be kept? Applicant: there isn't any landscaping there now, really, since lot graded after cottage moved; one tree in the middle of lot will be removed, others are mostly scraggly, will be kept if healthy and don't interfere with construction.
- Leira: Has the project undergone historical review? Applicant: Yes, no issues.
- Shannon: Impressed that architect is actually the owner of the property, would like to see them buy and develop more like this.

- **4/12/2022 COMMITTEE MOTION:**

Motion: To make this Preliminary Review the Final Review (Jackson/Kane): passes 7-0-0

Motion: Findings CAN be made for a Coastal Development Permit to amend CDP 1981414, NDP 1981565, SDP 2472529 (Project #560771) (Jackson/Kane): passes 6-0-1

Meeting adjourned: 4:38pm