

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

April 19, 2022 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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**COMMITTEE MEMBER ATTENDANCE:**

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

In the absence of our Chairman Brian Will, Costello was elected to be Pro Tem.

**NON-AGENDA PUBLIC COMMENT:**

**Phil Merten:** Wonders when chair will schedule re-review of 1028 Muirlands, as requested by the LJCPA Trustees.

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: PRELIMINARY REVIEW 4/19/2022**

Project Name: Gravilla Townhomes  
Applicant: Rhonda Neely  
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/696299>

LA JOLLA (PROCESS 4) CDP/VTM for a new 2-story multifamily building with 12 for-sale condominiums, 12

parking spaces below grade, located at 6710 La Jolla Bl. The 0.23-acre site is in the La Jolla Planned District 4, and Coastal Overlay (Non-Appealable) Zone, and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area. Council District 1.

Presenters:

**Rhonda Neely**, VP Development, C3 Development, LLC [developer]  
**Doug Austin**, Chairman & CEO, AVR P Studios [building architect]  
**Charles Brinton**, Architect / Project Manager, AVR P Studios [building architect]  
**Brian Grove**, President, Stone + Grove Landscape Architecture [landscape architect]  
**Eric Sampson**, Project Manager, Excel Civil Engineering [civil engineer]

**Neely:** Project will yield a condominium building with 12 units of 600-1,400 sq ft on three levels, and 13 basement parking spaces capable of housing car stackers. Density bonus of 4 units resulting from inclusion of 1 very low income unit. Applicant has requested exemption from certain landscaping, outdoor space, and retail requirements. Alley to be completed 15' wide rather than current 10'. After meeting with neighbors, Applicant agrees to include restriction on STRs as part of the HOA documents, and to include the cost of car stackers in the sale price for units. Access to lower-level units is via stairs from outside, access to other units is from inside. Elevator included.

**Austin:** Design follows Gill, including arches in front, plaster/glass/wood materials palette, and preference for landscaping rather than architectural detailing. Landscaping includes jacaranda street trees, colored sidewalk pavers as requested by City, not much else.

**Leira:** Hard to see from renderings how the building fits into LJB or Gravilla streetscape, would like montage of proposed building in context of neighboring structures.

**Austin:** Don't have that now, can create, believes that building fits in well.

**Rasmussen:** White color can be stained by dirty runoff from parapets, suggests dirtier color and that parapets slope inward.

**Austin:** Agrees.

**Merten:** believes that building exceeds 30' limit above the visibility triangles adjoining the garage entrance, and that the northeast corner of the building intrudes on the 45° setback requirement.

**Austin:** Doesn't agree, believes that City has already assessed that, but agrees to adjust heights as necessary to comply if necessary.

**Kane:** Alignment of proposed windows with windows on existing apartment building to the north?

**Austin:** Haven't assessed that, will do so and adjust as necessary to avoid privacy issues.

**Kane:** Maneuverability proposed for basement parking spots?

**Austin:** Layout is typical, includes turnaround areas at each end as City requires.

**Jackson:** Any coordination with developer for the Su Casa project?

**Austin:** No.

**Neely:** C3 would be interested in developing.

**Rasmussen:** Marengo already has mixed-use project in the works.

**Jamie Miller** (neighbor): Plans say there's red curb along Gravilla, but there isn't, and doesn't want those spots to be lost.

**Austin:** Red curb requirement came from the City, would welcome help appealing that.

**Rasmussen:** Gary Pence can help resolve this.

**Sally Miller** (public): Is bothered by lights from tall building at Nautilus & LJB, wants to make sure proposed building's lighting will not be similarly intrusive.

**Austin:** City requires that all external lighting be confined to the property, by hooding or other mechanisms.

**Kane:** Interior lighting can be a problem too, given the large windows, suggests HOA or other provisions to deal with that.

**Sally Miller:** Where are trash cans?

**Austin:** Large trash receptacles in basement, to be taken upstairs for emptying by HOA's trash contractor.

**Sally Miller:** Access to the basement units?

**Austin:** Stairs from inside the units.

**Shannon:** Likes how the proposed structure fits into Gravilla's evolution.

There was discussion about the requested exemption for retail on first floor. Pro Tem reminded the Committee that this is a PDO issue and the domain of the PDO Committee.

Deliverables for Final Review:

- Streetscape montage, including alley and across the street.
- Revised color/parapet plan
- Confirmation that structure does not exceed height
- Confirm that structure conforms to 45° setback requirements
- Window alignments with north neighboring building out of phase
- Consider colors that don't show dirt as much, slope parapets inward to avoid streaking
- Lighting plan (or at least assurance)
- Resolution of the red-curb confusion on Gravilla

Applicant would like to return 10 May 2022 for Final Review.