

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

**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:**  
**none**

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL REVIEW 5/17/2022**

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.

PRESENTATION: 5/10/22

- Shared street montage, Archway and then steps back to collade and terrace above. Will feel smaller and in context with neighborhood
- Sloping parapets inward so no streaking. Preferred colors SDMC 156.xxxx. HOA will be responsible for maintenance including stucco cleaning
- Project complies with height limit and city will review as well as all zoning code
- Will address north facing windows so that don't stare into neighbors windows
- Plan to keep white but will perform regular maintenance
- All lights will be shrouded and comply with light trespass. A lighting designer will be employed.
- Keep 2 spaces on Gravilla, Gain 3 on LJ Blvd.

COMMENTS:

- Costello: Said would confirm structure height with city, can you demonstrate this on plans?, has anything changed. (applicant: have not made changes on 45 angled setback) Would like to see this. What if anything done with lighting design? (app: prefer to provide performance criteria for lighting, it's a little to early to design) would like to at least see a note on plans that lighting will comply with xxxx. (app: would like us to make a condition)
- Rasmussen: Concerned with complexity of angled height setback and would like to see how resolved. (app: only area needed lower entire 18" parapet line at north edge)
- Jackson: First time asking for a lighting plan or commitment to do so, agree that angled setback is critical. Comfortable that it will come into compliance
- Costello: Height, Angled, and Window alignment ... applicant can come back next week and no delay to project.
- Leira: Agree with Costello, promises are not drawings, 18" is not insignificant, designer has a feel for how lighting will go in schematic manner
- Baracchini: Can we approve with conditions? Jackson - City routinely ignores.
- Fitzgerald: Policy of CPA is not to make approvals with conditions, recommendations are allowed
- Will: new meeting in one week, no delay to project. Survey of existing building and overlay. (applicant: clarifying request)

#### DELIVER NEXT WEEK:

- Demonstrate compliance with angled setback
- Show alignment with neighbor building to North fenestration for privacy

5/17/2022

- Doug Austin applicant
  - Display of neighbors windows, no direct conflict.
  - Dropped parapet 14" and now in compliance with angled setback
- Costello:
  - What is the height compliance?
    - Applicant: (max height 30') Total structure approx. 6" below height limit
- Merten:
  - Questioned the height above grade at rear of building? C-3, access to garage is 20' in width. Concerned with height when measured from visibility triangle of driveway. (applicant: triangle SHOULD be considered part of driveway, but it can easily be raised to comply)
  - Exterior guardrails do not match on plan and elevations
  - Roof deck elevation + 42" puts guardrail at least 11" too high.
  - PDO no building or portion shall extend outside of envelope, horizontal sunshades on Eastern side project outside envelope. (applicant: They do not encroach)
- Miller: comment about parking.
  - Applicant: 2 spaces on Gravilla, 3 new spaces on LJ Blvd (5 total), 13 spaces inside + 12 dedicated with stackers included in purchase price. Affordable units allow for this reduction in parking. One very low income. (50% of area mean income)

- Rasmussen: Parking? How creating 3 more? (applicant: removing driveway)
- Merten: PDO committee would waive retail requirements? Variance? (applicant: density bonus, and low income provides incentive which does not require incentive)
  
- Motion FINDINGS CAN (Jackson/Rasmussen)
  - Opposed: Costello, Haven't seen PDO incentive in writing, concerned about height)
  - Jackson, Fremdling, Rasmussen, Kane
  - Will (abstain)
  - PASSES 4-1-1