

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:

- Kane – Last week comment re. 1660 Torrey Pines – footprint will remain exactly as it is. New openings in exterior walls, landscaping along TP.

POSSIBLE ACTIONS ITEMS:

ITEM 1: ~~PRELIMINARY REVIEW 6/21/2022~~

Project Name: ~~La Jolla Storm Drain System~~

~~Upstream Controls Project~~

Applicant: ~~Ashley Dulaney~~

Project Info:

~~https://docs.sandiego.gov/citybulletin_publicnotices/LandUseAndDevelopment/PN%201300%20PRJ%201049930%20NFD%2003-09-2022%20Avenida%20De%20La%20Playa%20SCR.docx.pdf~~

ITEM 2: PRELIMINARY REVIEW 6/21/2022

Project Name: 7310 & 7312 Fay Ave
Applicant: Tim Golba
Project Info: <https://opendsd.sandiego.gov/Web/Projects/Details/673278>

LA JOLLA (Process 3) CDP, SDP, and TM for a small lot subdivision, the demolition of an existing dwelling unit and the construction of two new single-family residences on separate lots with a detached garage on each lot, totaling 5,254 square-foot, located at 7310/7312 Fay Avenue. The 0.16-acre site is located in the RM-1-1 Zone and the Coastal Overlay Zone (non-appealable) within the La Jolla Community Plan and Council District 1.

- Applicant Presentation (6/21/2022)
 - Small lot subdivision to two 25' wide lots.
 - Cleared by historic review
 - 7312 = 2,596 sf, 7310 = 2,658 sf utilizing full FAR (within a few feet)
 - No deviations from setbacks, (zero lot line between structures)
 - No ADU, garages are partially buried to meet the alley level. Patio over garages
 - Roof deck on each centered in mass
 - Compliance with angled setbacks
 - Articulation, one half set back 5' further than other
 - All wood siding, offsetting planes, color changes
 - Each has a two car garage.
- Comments
 - Leira – Congratulate applicant for using zero sideyard. How did deck over garages come about. (applicant: because garage is buried, there is proximity to back yard to provide additional utility)
 - Jackson – Why not ADU? (client not interested and taking square footage out of unit would hurt main unit.)
 - Jackson – Have neighbors seen this? (neighbors have been supportive, house aligns with mass of neighboring houses to minimize privacy concerns to yard.) What is height of wall between two decks (only 42")
 - Kane – I like this. Terrific.
 - Rasmussen – Also like it. Is there a condo map? (No condo plan, no HOA, fee simple land, 3" airspace between walls, shared maintenance agreement only, independent seismic structures, flashed over with metal flashing but that's it.)
 - Costello – Really nice, but don't look like twins.
- Deliver Next Meeting
 - Text
- Motion
 - This is FINAL (Jackson/Kane)
 - Unanimous – Motion PASSES

- Findings CAN (Jackson/Kane)
 - Motion PASSES – 6-0-1