

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
2ND AND 3RD TUESDAYS; 4:00PM

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 24 hours before the meeting on the LJCPA website or 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. It is not necessary to repeat previous comments.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

- none

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW 10/11/2022

Committee Chair Will **recuses** for this item.

Project Name: Coast Blvd Historic Rehabilitation and Townhomes
Applicant: Andy Fotsch - Brian Will
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/677297>

LA JOLLA (PROCESS 4) CDP, SDP, NDP, and TM to consolidate 2 lots into 1, demolition of 813-821 Coast Blvd S (5 structures), remodel/addition of 811 Coast Blvd S (non-historic), remodel/addition of 825 Coast Blvd S (historic), relocation/remodel/addition of 827 Coast Blvd S (historic), and construction of 6 new, 3-story townhomes over underground garage; total of 23,591 SF. The 0.44-acre site is in the LJPd-5 Zone, Coastal Ht, Coastal (N-App-2), and Parking Impact Overlay Zones; CD1

- **Applicant Presentation 10/11/22**
 - 2 historic structures on lot, one on street, one in interior
 - Moving interior cottage to street, 50% remodel of 3rd (non-historic) cottage all on street frontage
 - New 6 unit town homes behind 3 cottages to remain.
 - Proposed FAR of 1.2 where 1.5 allowed
 - Proposed townhome roof is only 1.5' taller than existing cottage at back right corner.
- **Discussion 10/11/22**
 - General comments in favor, appreciate keeping historic context.
 - Appropriate scale, fits character
 - Leira: Would like to see how landscaped in interior of project between cottages and townhomes
 - Neighbor: (from Casa de Manana) asked applicants to collaborate on resident safety during construction (applicant agreed and shared personal contact info)
 - Neighbor: How did project keep street access? (applicant: By NDP: existing historic structures, existing curb-cuts being reduced, no project feasibility if parked off alley per city determination)
- **Motion 10/11/22**
 - Make this meeting a final review (Costello/...)
 - Motion was withdrawn when A. Leira announced opposition to the motion (motion requires unanimous vote)
- **Request to Deliver next Meeting 10/11/22**
 - Upload the site section presented during the meeting which some members could not see
 - Show hardscape/landscape design for area between buildings