

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)

-
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.*
-

COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

- none

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 10/18/2022

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

- **Applicant Presentation 10/18/22**
 - Reviewed same section presented previous meeting
 - Shared landscape plan for area between buildings
- **Discussion 10/18/22**
 - General comments in favor of project
 - Neighbor: (from Casa de Manana) reiterated request for special attention to construction safety
 - Leira: Requested review of over height limit. (applicant: Explained how building Complies)
- **Motion 10/18/22**
 - Findings **CAN** (Williams/Fremdling)
 - **PASSES** (5-0-1) Chair Abstains
 - YES: Williams, Rasmussen, Fremdling, Leira, Shannon
 - ABSTAIN: Jackson (chair)

ITEM 2: PRELIMINARY REVIEW 10/18/2022

Project Name: Herschel Ave CDP
Applicant: Jack Straw
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/676691>

LA JOLLA (Process 2) Coastal Development Permit to construct a 3 story, 31,455-sf mixed-use building with 2 level, 33,535-sf basement parking garage to consist of 12 residential apartments with roof deck above a ground floor residential lobby area, commercial uses, and parking at 7945 Herschel Ave. The 0.40 acre site is located in

the LJPD-1 Zone and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

- **Applicant Presentation 10/18/22**
 - 17,474sf lot currently used as parking for Hotel La Valencia (69 spaces)
 - 24,435sf proposed in 3 stories above grade, 33,535sf proposed below grade parking.
 - 102 parking spaces proposed, no curb cuts on Herschel (69 spaces dedicated for La V)
 - Retail, Lobby, and Commercial parking on ground level
 - Double Height retail and residential on second floor
 - Residential on third floor at rear only
- **Comment/Discussion 10/18/22**
 - Positive Comments, Good use of area.
 - Mechanism for parking guarantee to hotel if building sold.
 - Alley Treatment
- **Motion**
 - Make **FINAL** (Jackson/Williams)
 - **PASSES** (Unanimous)
 - Findings **CAN** (Jackson/Fremdling)
 - **PASSES** (6-0-1) Chair Abstains
 - YES: Williams, Rasmussen, Fremdling, Leira, Shannon, Jackson
 - ABSTAIN: Will (chair)