

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
2<sup>ND</sup> AND 3<sup>RD</sup> 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:**

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: PRELIMINARY REVIEW 11/8/2022**

Project Name: 5680 La Jolla Blvd Sidewalk Cafe  
Applicant: AJ Remen, Trip Bennet  
Project Info: PRJ- 1071808

LA JOLLA (Process 2) Neighborhood Use Permit for a 342 square foot sidewalk café where a deviation is requested to extend beyond 4 feet 6 inches from the building facade. The Property site is located at 5680 La Jolla Blvd in the La Jolla Planned District-4 zone and the Coastal (Non-Appealable) Overlay zone within the La Jolla Community Plan and Council District 1.

11/8/22 – Applicant Presentation

- Original ROW permit already included this sidewalk café, approved by BRCC, work completed.
- Adjusted per community feedback, request, moved adjacent to building

- Furthest extend from building is 17'. 8' clear sidewalk maintained throughout.
- Bound by non-permanent portable planters with slack rope between - 3 umbrellas
- ADA access within café and through sidewalk

#### 11/8/22 Discussion

- Leira – Have any changes to building been brought to HRB – (yes, under review by staff) Concerned with changes to historic building. Like the sidewalk set-up, concerned with crosswalk on 100% corner. Fewer tables, remove 2, will benefit 3 or 4 more feet for sidewalk.
- Jackson – Concerned that broader project bypassed community and we are only seeing pieces. Change of use of prominent site. (applicant: we did everything city asked of us)
- Costello – Too close to cross-walk, two small tables should be removed. Do we have a copy of the NUP? Do we have a copy of the deviation findings? (applicant: to use public sidewalk beyond 4.5') Should be 4 findings. Drive-overs tend to happen at second corner which this is for South bound traffic. Unwise to have sidewalk café here.
- Kane – Glass is inappropriate for potentially historic building. Is HVAC on roof appropriate for historic building. (applicant: looking at screening equipment) Will furniture be pulled back within 4.5' of building when restaurant is not open? (applicant: YES)
- Will – appreciate re-vitalization without taking anything away from other comments of specific concerns. If these items can be addressed the project is a positive change to community
- Shannon – Rope barrier feels open/unprotected.
- Schmidt – Agree should have gone through more community review
- Kane – Can anything be done to increase safety? Costello – Increase distance. Piano store put out heavy planter

#### 11/8/22 Request for Deliverables

- Historic Status of Building and changes consistency with SI standards
- Findings and specifics for Deviation
- Consider removing two tables and widen sidewalk
- Consider improvements to safety

## ITEM 2: PRELIMINARY REVIEW 11/8/2022

Project Name: 5268 La Jolla Blvd  
Applicant: Frank Piermarini  
Project Info: PRJ-1061390

LA JOLLA (Process 3) Coastal Development Permit for proposed first, second, and third floor additions to an existing residence. The property located at 5268 La Jolla Blvd. The 0.16-acre site is located in the RS-1-7 zone and the Coastal (Appealable) Overlay zone within the La Jolla Community Plan and Council District 1.

#### 11/8/22 Applicant Presentation

- Existing 2-story house, proposing addition and roof deck.
- Small addition on 1<sup>st</sup> floor, new bedroom and bath added on second floor
- Roof deck shielded from street view by sloping roof and mechanical space used within
- Existing roof tops out at 24-25', new roof increases to close to 30' height limit.

#### 11/8/22 Discussion:

- Rasmussen – concerned with total square footage served by spiral stairs: Bedroom + Roof deck (applicant 222sf +326sf=548sf total)
- Fremdling – Concerned with neighbor privacy from roof deck. Perhaps move back or solid parapet wall
- Costello – Have you talked to neighbors? (applicant: not yet)

- Kane – What is rear setback? (applicant: 12'-7") What is rear elevation as viewed by neighbor? How much hardscape (applicant: mostly permeable)
- Leira – Do you have a landscape plan? (applicant: no, not required) There is some vegetation

#### 11/8/22 Deliverables

- Landscape Plan
- Consider stepping back roof deck, and solid parapet
- Present to neighbors
- Consider square footage served by spiral stair

### ITEM 3: PRELIMINARY REVIEW 11/8/2022

Project Name: 6110 Camino De La Costa  
Applicant: Matthew Segal  
Project Info: PRJ-1066101

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2-story residence and construct a new 3-story 10,567-square-foot residence with decks located at 6110 Camino de la Costa. The 0.37-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

#### 11/8/22 Applicant Presentation

- Existing house footings beyond repair, must setback beyond bluff edge, exceeds 50%
- New building held back from bluff edge
- Garage variance reduced from one-story to two-story
- CCC demanding structure removed from site
- Concrete glass and wood
- Proposed basement will be slightly higher than existing basement
- 22' tall from street

#### 11/8/22 Discussion

- Shannon – Existing disturbance on bluffs can allow future development
- Aguerre – Live across the street, this home is historic and cannot be torn down?
  - (applicant: CCC rejected proposal to add to house, footings are so deteriorated, CCC will not allow retrofit)
- Leira – Did you engage an engineer versed in historic preservation? (applicant: Rebar is completely exposed, CCC does not want any structure withing bluff setback)
- Smit – Any cantilever? (app: no) Amount of excavation? (app: Not much as current house already has lower level)
- McArther – One of the oldest homes in lower hermosa, report by Brian Smith and Jennifer Stropes addresses the properties significance. How does CCC trump historic status? The building will bedesignated.
- Merten – Plans submitted include elevation drawings, garage is on property line.
- Shannon – Property has not transferred out of York family
- Baratz – opposed, it appears to be 3 stories – Will a view easement be required (applicant: up to city)
- Kane – Have tried to get the definition of basements changed, Letter from LJ Historical Society opposes demolition and supports designation.
- Leira – Interested historic issue passes through HRB – from the ocean it appears as 3 stories

11/8/22 Deliver for next time

- Elevations and street context - Presentation is incomplete due to recent changes.
- Findings for variance to allow garage
- Review CCC vs Historic – show correspondence from CCC
- Historic submission report
- Photo montage with proposed house in context. – from street AND from ocean
- Side elevations and window alignment with neighbor (applicant: can't see neighbor to South, dense vegetation)