

**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:**

- **Will** – consider code update that uses similar incentives as low-income housing to encourage low-profit services and/or neighborhood basic services. Will to draft letter for potential code change and share with PDO.

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL REVIEW 12/13/2022**

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

#### 12/13/22 Applicant Presentation

- Refresher
- Presented Landscape
- Spiral Staircase conforms
- Neighbor Privacy – proposing obscured/etched glass in lower half of glass rail
- Minimal view from street on Chelsea looking East, barely see project.
- City mailer and public meetings are adequate in owner's view.

#### 12/13/22 Discussion

- Kane – Like the obscured glass, Appreciate landscape plan, Did vegetation come up in climate action plan review (applicant: not triggered in this review), would have preferred to see what it looks like from neighbors on Chelsea back yard.
- Leira – What is permeable hardscape made of? (app: permeable pavers) What plants are you planning? Prefer not grass. (app: not defined yet)
- Merten – The occupancy of the third floor level may require a second egress path.

#### 12/13/22 Action

- MOTION – Recommend that Findings CAN (Jackson/Rasmussen)
  - Call the vote
    - Fremdling – yes
    - Jackson – yes
    - Kane - no
    - Leira – Abstain
    - Rasmussen – yes
    - Williams – yes
    - Will – Abstain
  - **PASSES – 4-1-1**

**ITEM 2: FINAL REVIEW 12/13/2022**

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)

12/13/22 Applicant Presentation

- none

12/13/22 Discussion

- none

12/13/22 Action

- MOTION to postpone this conversation until after HRB (Kane/Fremdling)
  - Kane - Have not heard from HRB, should not confuse issue
  - Will – Suggest a motion that states we have not reviewed or comment on Historic Status and only opine on the quality of the proposed project
  - Segal – Existing house is failing, personal residence, time spent to prepare, disappointed if committee does not review.
  - Kane – read letter from Coastal Commission Representative (uploaded on website)
  - Segal – Letter from city that building should be removed and relocated.
  - Call the vote
    - Fremdling – yes
    - Jackson – no
    - Kane – yes
    - Leira – yes
    - Rasmussen – yes
    - Shannon – yes
    - Williams – yes
    - Will – Abstain
  - Motion **PASSES 6-1-1**

**ITEM 3: FINAL REVIEW 12/13/2022**

Project Name: Bishop’s School Amendment  
Applicant: Brian Williams  
Project Info: PTS-698140

LA JOLLA (Process 5) CDP, SDP, PDP, and CUP Amendments, Alley Vacation for proposed Athletic Buildings, tennis courts, and Science Center at The Bishop's School located at 7522 and 7554 Draper Ave. and 7607 La Jolla Blvd. The 11.30-acre site is located in La Jolla Planned District 5 and 6 zone, Coastal (Non-Appealable) Overlay zone, and Coastal Height Limit Overlay and Parking Impact (Coastal) Overlay Zones within the La Jolla Community Plan and Council District 1.

*11/15/22 Brian Williams has recused*

11/15/22 Applicant Presentation

- Adding a property on draper to campus and vacate portion of alley between campus and new parcel
- 4 phases to clean-up Draper st frontage. No increase in student count. Current surplus of parking, nearly double, compared to what is required.
  - 1. Relocate sports outdoor amenity (batting cages) to new lot
  - 2. Science and visual arts building at current outdoor sport amenity. 2 floors over basement. Well below 30’ height limit, main level is below street/sidewalk level.

- 3. Student wellness, lockers, training at new lot (where batting cages proposed) 2-story over basement, well below 30' limit.
- 4. Athletic center (gym) basketball court bleachers, concession, 2 tennis courts above. Still below 30' height limit.
- Landscaping in setback with row of trees against building and second row of trees in ROW between cars and sidewalk – Trees to follow latest Trace Wilson improvement plan
- Still exceed required parking
- T&T and PDO both approved

#### 11/15/22 Discussion

- Jackson – A lot of construction, what is timing? (ph1 in 2023, 2 within 2-3 years, ph3 and 4 longer timeline) Where do the workers park and staging plan? Prefer all on-site. (app: two major projects in last 10 years, encapsulated all const activities within campus) Lighting on Tennis courts not visible from off campus? (app: downfacing and shielded at 12', from public side you cannot see lights)
- Leira – Historic review of small house (app: not historic) Cuvier vacation is included (app: a completely separate permit and process) Commend for street landscaping and use of solar panels
- Miller – setbacks? (Minimum 15' setbacks all along Draper. Some encroachments to 10'.
- Leira – How much landscaping along Draper and how much visible from street side. (app: landscape plan shown)
- Jackson – at least for full CPA would like to see colored/rendered street scape.

#### 11/15/22 Motion OR Deliver for Next Presentation

- Make FINAL (Jackson/
  - Motion Failed for Costello's voiced objection.
- Request – colored landscape and colored renderings along Draper.

#### 12/13/22 Brian Williams has recused

#### 12/13/22 Applicant Presentation

- Review of overall project
  - 4 phases, architecture is consistent with existing buildings, no change in enrollment
  - No historic structures involved
- Thorough review of landscape proposal
  - New street trees along entire Draper length, would like to comply with Trace Wilson master plan.
  - Jacaranda only in planter beds where can control flower litter.
- Reviewed/discussed noise issue from batting cages with neighbor. Agree to perform acoustical study and to follow mitigation outlined in upcoming report.

#### 12/13/22 Discussion

- Cutchin – Asked that Bishop's fully enclose the batting cage referencing SD general plan noise and land use planning. Quoted "separate excessive noise generating uses from residential".
  - Will – how many batters at one time? (applicant: 2)
- Leira – Commend Bishop's for committing to mitigation plan for batting noise. Encourage trees in parkway. (applicant: trees are in parkway)
- Jackson – How to mitigate sound? (applicant: discussing options)
  - Will - Non echoing (absorbative walls) help to reduce refraction over wall, such that line of site barriers work.
  - Kane – worked for CalTrans, agreed with statements about noise, can you condition noise hours

- Applicant: no batting in dead of night, only during school operation hours, batting cages already exist, just moving 150' away. Due to pickle ball popularity, there are a growing number of options to mitigate noise. Will work within all noise ordinances
- Williams (applicant) option that we may be able to limit use until old existing batting cage is demo'd for future building.
- Cutchin – Appreciate all these comments sound like positive actions to
- Leira – One material that worked best for noise was Lead.
- Rasmussen – Will batting cage be moved someday? (applicant: yes, removed in phase 3) Should not be built out of too expensive of a material.
- Jackson – appreciate responsiveness of applicant and take consideration

12/13/22 Action

- **MOTION** to recommend issuing the requested permits as presented to us. (Jackson/Will)
  - **Fremdling -yes**
  - **Jackson – yes**
  - **Kane – yes**
  - **Leira – yes**
  - **Rasmussen – yes**
  - **Shannon - yes**
  - **Will – Abstain**
- **PASSES 6-0-1**

**ITEM 4: PRELIMINARY REVIEW 12/13/2022**

Project Name: Adelante Townhomes  
Applicant: Ryan Wynn  
Project Info: PRJ-1073585

Coastal Development Permit and Tentative Map for the demolition of an existing office building, subdivision of one lot into 13 condominium units, and construction of one new two-story multi-family residential building with a basement level, covered parking, and roof decks totaling 21,485 square feet located at 5575 La Jolla Boulevard. The 0.30-acre site is in the La Jolla Planned District-4 Zone (LJPD-4) and Coastal Overlay Zone (Non-Appealable 2) within the La Jolla Community Plan area.

12/13/22 Applicant Presentation

- Murfey is a builder and owner for the building
- Currently a corner parking lot and vacant 3000sf office building.
- Spanish Mediterranean architecture – well articulated, even on alley
- 5 townhomes face LJ Blvd – 8 flats (4+4) in the back

12/13/22 Discussion

- Leira – would like to see rendering in context, plus aerial photo, prefer curb cut on Forward not LJ Blvd and that is not consistent with PDO. PDO calls for commercial on street. Need to see mixed-use.
- Williams – beautiful project, rentals or sold? (app: for sale) Any low-income (app: yes, one) Any sustainable elements? (app: will meet all CA green requirements, PV panels, most sustainable is its residential density near walkable amenities, treating stormwater on-site)

- Kane – Commend project, beautiful, density, details, scale. Curious on context, would like to see what is on other side of alley. Fine with housing vs commercial. Share concern regarding curb cut on LJ Blvd. Has it gone to PDO Committee? (app: the driveway is existing, Raised units would not meet ADA for future commercial, Low income yields extra units and incentive to avoid retail requirement, removing current curb cut from Forward and the LJ Blvd driveway is an easement)
- Jackson – appreciate style, would like to see in-situ rendering. Recall this block has loads of curb-cuts. This helps the block.
- Shannon – Need activation, residential plus commercial, understand the returns aren't there
- Kane – Has “lake forward” been mitigated or at least you will not add to it? (app: We are capturing all run-off and treating on site.)
- Fremdling – I live on Forward street, These residences are walkable to many services, perfect place/example of walkable development. Perfect Addition. Not concerned with lack of retail.
- Rasmussen – Great project, we don't need more mixed use projects, does the easement allow this use (app: yes)

12/13/22 Action

- **Deliver for Next Time**
  - rendering in context from multiple sides and context across alley
  - aerial photo w roof plan overlaid
  - comments from PDO (applicant: the waiver of retail is by right for providing low-income housing)