

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
- 2<sup>nd</sup> and 3<sup>rd</sup> TUESDAY -

Meeting Agenda – 4:00 pm  
La Jolla Recreation Center – 615 Prospect Street, Room 2  
La Jolla, California

**Applicants:**

- Please email your submitted plan set and Latest cycle issues and assessment letter to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting** .
- Presentation materials for the meeting should also include materials board and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.
- Easles should be made available on-site. IT is recommended you bring some foam board to attache your drawings for presentation.

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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. *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: FINAL REVIEW 3/14/2023**

Project Name: Castellana Residence  
Applicant: Shani Sparks  
Project Info: PRJ-1062557

Process 2 - Coastal Development Permit (CDP), Process 3 – Site Development Permit (SDP)To construct a three-story, ~~10,120 square foot~~ **6,292** (SF) residence on an existing vacant parcel (APN: 350-541-0600) located at Castellana Road, near Crespo Drive. The 0.27-acre site is in the Residential Single Dwelling Unit (RS-1-5) Base Zone, Coastal (Non-Appealable), Coastal Height Limitation and Geological Hazard Categories (12, 53, 27) Overlay Zones in the La Jolla Community Plan and Local Coastal Plan area.

**2/21/2023 – Presentation**

- Project Orientation

- Actual GFA is 6,292sf where 6,312sf allowed
- ROW dedication and street widening,
- Underground parking/basement, 2 story above, 4 parking spaces
- 1' below 30' Coastal Height Limit
- Living on First Floor, 4 bedrooms on 2<sup>nd</sup> Floor
- Tree well through decks
- FAR conforms, Conforms to All Height Limits, Planning cleared these items
- Public Comment
  - Miller – What does glass look towards (distant views toward pier)
  - Merten – North elevation, NE corner projects above angled building envelope (applicant: will review and respond). NW corner of open trellis over height limit, 36' (applicant: will review and respond, roof projections allowed to encroach and vehicle access area does not define grade) Area to right (West) of garage door is not vehicular area.
  - Brun – Concerned with size and erosion during construction, not consistent with neighborhood size.
  - Ahern – Many neighbors have similar concerns, has there been Geotech review? Massive.
  - Henegar – Existing easement on East side of lot (applicant: easement is on neighbors property, will double check with Civil Engineer) Excessive bulk and scale.
  - Kinsella – Bulk and Scale, does not fit neighboring size trend, assuming this is a spec house, does not belong here.
- Committee Discussion
  - Leira – sections show 3 floors, take a look at 3 story façade, what happens to view from Crespo drive
  - Kane – My neighborhood, really big, out of context, right on street, vertical stone elements don't help, dramatic but inappropriate, Push it back from street. Subterranean areas need closer scrutiny, we've proposed code amendments, very formal landscape could be more organic – shouting “look at me”
  - Shannon – Sometimes we focus on square footage, agree it stands out and could be softened, subterranean area can have destabilizing affects on soil stability and drainage
  - Williams – Question about geo hazard numbers
  - Jackson – Geo hazard brought up in cycle issues, What was required and done? (applicant: all this is closely reviewed, there is some bad soil on lot, excavation is helping with stability of hillside, great care taken with slope stability and shoring)
  - Costello – Would like to see geo report
  - Jackson – Do we have a clear criterion for bulk and scale? Not really.
- Deliver for Next Time
  - Extend section through lot Crespo to Valdes and homes on Valdes drive.
  - Review existing vegetation and what is planned to remain
  - Consider pushing it back
  - Consider overall height
  - Provide Geotechnical report

## ITEM 2: FINAL REVIEW 3/14/2023

Project Name: 625 Wrelton Dr  
Applicant: Phil Quatrino  
Project Info: PTS- 696528

(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

### 1/17/2023 – Presentation

- Amendment to older CDP
- Changing to flat roof modern style, adding second floor area over East wing single story portion of house. .55 FAR allowed, .51 proposed.
- Comments:
  - Kane – Changing style, current style has lots of small volumes, Can you show us 3D views. Will back unit be updated to match? (app: already a flat roof “box”)
  - Costello – Have you spoken to neighbors (app: owners have been in conversation) Try again. Cycles mention standard sidewalk. Please push back against city. Current pad has/had slope. Are there ESL steep slopes? Not a fan of the architecture style change.
  - Fremdling – Currently stripped to studs. Why?
  - Leira – Don’t agree with “CDP amendment” seems like a new project.
  - Costello – Don’t like starts/stops to construction. Debris container sitting there this whole time. Can it be removed until permitted construction resumes?
  - Kane – Was work done with benefit of permit? Was this subject to historic review? Is there a coastal view corridor.
  - Jackson – Feels hopelessly off the rails with proper permit process. Applicant admits having never seen project site. What is actual intent for construction?
  - Miller – Is 3<sup>rd</sup> floor allowed (yes)
- Deliver for next time
  - Materials board or rendering
  - 3D or Isometric to demonstrate articulation of form.
  - Color plans to show new additions.
  - Before and after aerial (satellite) photo.
  - Demonstrate how modern style fits community character, which is already eclectic.
  - Remove debris container until permitted construction begins
  - 2 site sections from Tourmaline parking lot to street
  - Need to know status of permitting and past construction

### ITEM 3: FINAL REVIEW 3/14/2023

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 within 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 be designated.
- 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 4: PRELIMINARY REVIEW 3/14/2023**

Project Name: 960 West Muirlands  
Applicant: Dorian Lytle  
Project Info: PRJ-1077208

960 West Muirlands Drive (0.222-acre site) in the RS-1-2 and RS-1-5 within the Coastal (Non-Appealable-1) Overlay Zone, Coastal Height Limit Overlay Zone, Complete Communities

Mobility Choices (CCMC Mobility Zone 2), Parking Impact Overlay Zone (PIOZ-Coastal-Impact), Transit Priority Area (TPA), Paleontological Sensitivity Area of the La Jolla Community Plan Area within Council District 1 to demolish an existing single-family residence and construct a new two-story single-family residence with a 472-square foot deck and a subterranean basement two-car garage.

• Process 2 – Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0707 to demolish an existing single dwelling unit and construct a new single dwelling unit.

**ITEM 5: PRELIMINARY REVIEW 3/14/2023**

Project Name: 812 Havenhurst Pt  
Applicant: Jess Gonzalez  
Project Info: PTS-697754

LA JOLLA. (Process 3) Coastal Development Permit and Site Development Permit for the demolition of an existing single family residence and the construction of a 12,979 sq. ft., 3-story single family residence at 812 Havenhurst Point. The 0.51-acre site is in the RS-1-4, Coastal (Non-appealable) overlay zones within the La Jolla Community Plan area. Council District 1.