

**LJCPA Development Permit Review Committee**  
**4pm June 20, 2023**

**Minutes (via J Fremdling & G Jackson)**

Attending; Jackson, Fremdling, Costello, Leira, Kane, Rasmussen, Shannon, B. Williams.

Acting Chair Greg Jackson, all present approved.

Meeting delayed slightly by technical difficulties, and applicant difficulty finding the room

**NON-AGENDA COMMENT**

Diane Kane says that 308 Kolmar, one of our projects, has added a garage door to the carport, is this a code violation and should a complaint be filed.

**ITEM 2: FINAL REVIEW (presented first)**

**Project Name: 625 Wrelton Dr**

**Applicant: Phil Quatrino**

**Project Info: PTS- 696528**

Phil Quatrino presenting, his third time presenting. He showed, before and after photos. The deliverables were not presented.

- Footprint to remain the same as existing Res.
- 50% rule mentioned as a farce in this case.
- Building 30ft. Ht to remain the same.
- Existing landscaping remains.
- Process question whether amending a 10-year-old CDP is the right (or even a legitimate) way to seek approval.
- It is not clear there was a proper permit for demo of earlier house (it seems applicant thought it could be a 50% exemption, but since it's beyond the last public roadway it doesn't qualify)
- Some people like the design of the new house, some people object to how different it is from what was there before and the rest of the neighborhood.
- Questions about the "penthouse" associated with the stairs to the top deck.
- Applicant did not bring requested section showing slope down to Tourmaline parking lot, but did bring some current and proposed project sketches of what the site looks like from Tourmaline Beach Canyon
- Quatrino didn't know much about the site, having never visited it, therefore could not answer questions about how design fits into area. Quatrino said his job was just to prepare plans "so that a permit could be issued", not clear whether there's an intent to build.
- Question about the overall structure height, specifically whether the appropriate base point is on the existing concrete slab/terrace, or whether it is about 5' lower on the original grade. That is, does "existing" mean back before anything was ever built, or what exists when current developer took possession. The question relates to the

definition of pre-existing grade is the existing grade, or the “natural” grade, and the measurement to the top of the new roof Terrace parapet.

- Very useful 3-D video of proposed house helped focus discussion.
- **Motion** (Rasmussen/Fremdling): Findings can be made, 4 in favor, 3 opposed (Kane, Costello, Leira), chair declines to create tie and so abstains.

#### **ITEM 1: FINAL REVIEW**

**Project Name: Castellana Residence**

**Applicant: Shani Sparks/Jennifer Bolyn**

**Project Info: PRJ-1062557**

- Has been presented to the CPA and returned to DPR with new issues.
- Changes made.
- Living space reduced by 220 sq. Ft.
- Deck area reduced by 280 Sq. Ft.
- First and 2nd floors pushed back from the street.
- Trellis reduced in size.
- Showed comps, scale and setbacks for whole neighborhood.
- Much more vegetation
- "monolith" shortened.
- Applicant believes that new design addresses all the specific issues raised earlier (as opposed to the less specific neighbor complaints)
- Some discussion of colors (dark to blend in with nature, versus light to match other houses)
- General appreciation of how applicant responded to earlier objections.
- **Motion** (Fremdling/Williams): Findings can be made, 6 in favor, 0 opposed, Costello abstained since absent for earlier discussion, chair abstained.

#### **ITEM 3: FINAL REVIEW 6/20/2023**

**Project Name: 5646 Chelsea St**

**Applicant: Sam Koob Project Info: PRJ-1079635**

- Applicant's materials (very faint lines on plans) made it hard to envision the house.
- No landscape plan, so hard to see how this would appear from the street. One of the requests was for an Analysis of the streetscape and how the proposed house fits in
- Part of the frontage is City property, not clear who's responsible for landscaping that or what design.
- Big house in area where small lots are typical, so how it fits in is important.
- General feeling that the presentation wasn't very informative and made decision difficult.
- **Motion** (Shannon/Fremdling): Findings can be made, 4 in favor, 3 opposed (Kane, Costello, Leira), chair declined to create tie and so abstained.

## NEW BUSINESS

Based on a letter from Phil Merten, Brian Williams proposed reconsidering decision on 6110 Costa, the Casa de Los Amigos project from the week before.

- Key issue is whether the structures supporting the large overhang are in fact very weird, tall chimneys (as applicant asserts, and therefore, also per applicant, are allowed in the 45° envelope along with the eave they support) or are in fact columns (as Merten asserts), and therefore, also per Merten, mean the overhang is a roof, and intrudes into the 45° envelope.
- **Motion** (Shannon/Williams): that DPR reconsider its earlier judgment of Amigos, 4 yes, 3 no (Rasmussen, Leira, Fremdling), chair abstained.

Since Merten had declined to include the applicants in his email, they were not aware that there might be a motion to reconsider, and therefore were not present. In the absence of applicants, it therefore was not possible to undertake reconsideration, so that will occur at some future meeting.