

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

- TUESDAY 4 PM -

- **Bishops School Main Dining Room 7607 La Jolla Blvd. La Jolla, CA 92037**

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:

Will, Leira, Jackson, Costello, Williams, Fremdling, Shannon

NON-AGENDA PUBLIC COMMENT:

- Costello – Prefer if all materials is sent in advance before agenda written. Shared with public as well.
 - We should also do a better job ensuring deliverables are met.

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW 8/08/2023

Project Name: 1641 Crespo St
Applicant: David Smith, Michael Kinnear – Coffey Engineering
Project Info: PRJ-1086714

- Coastal Development Permit for slope repair located at 1641 Crespo Street. The 0.26-acre project site is in the RS-1-5 Zone, the Coastal Overlay Zone (Non-Appealable-1), Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ-Coastal Impact), Transit Priority Area (TPA), and Transit Area Overlay Zone (TAOZ) within the La Jolla Community Plan and Council District 1.
- Process 2 - Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) 126.0702(a) Section for development of premises within the Coastal Overlay Zone.

8/08/2023 PRESENTATION

- Hillside repair on South side of home
- Existing slope 1:1, propose 2 short walls, 5' wall in front 5' wall in back and new 2:1 slope
- Wrapping retaining wall in back, 4' tall on SE side.
- Walls not visible from street.
- Vegetation between 2 walls.
- Leira – What is the finished surface of wall (Applicant: CMU, likely painted white to match existing)
- **Requests for deliverables.**
 - Site section extend to PL.
 - Satellite view locating proposed walls
 - Would like to know type of landscape proposed
 - Wall finish

ITEM 2: ~~PRELIMINARY~~ REVIEW 8/08/2023 (THIS IS A FINAL REVIEW)

Project Name: 5646 Chelsea St
Applicant: Sam Koob
Project Info: PRJ-1079635

Process 3 Coastal Development Permit [SDMC] 126.0702 Proposed work for the demolition of an existing two-story single-family residence and the construction of a new two-story single-family residence with an attached garage, basement, and roof deck along with an attached ADU at 5646 Chelsea Avenue.

8/08/2023 PRESENTATION

- Summary of previous presentations to DPR
 - Existing house 24-7, Proposed is 28' high (includes glass guardrail, 24'-5" to roof)
 - Re-presented all deliverables requested at previous meetings
 - Neighbors requested additional information
 - Neighbor concerns about construction
- No design changes proposed
- Leira – Can the driveway be made permeable. (applicant – not opposed)
- Grass easement along Chelsea
- Glass guardrail.
- What are neighbors house for privacy
- Roof deck is too large.
 - Very unique bordered by 3 streets and neighbors roof lines up with location of roof deck
- Rick Cruz, live to the South across the street, neighboring house just sold,
- Applicant has continued to update new and improved renderings on the same design to better illustrate what is proposed.
- Jackson – What is it specifically that neighbors don't like related to code and community plan
- Greg Wadsworth – Many spec houses in neighborhood,
- Bernstein – Happy there will be something that looks nice, Happy it will be a family home.
- Costello – Roof decks are not used and concerns for privacy of neighbors
- Williams – Height is similar to existing, What is the change to bring the neighbor concerns (existing has no roof deck)
- Leira – Roof decks don't work. No one ever uses them. It's a character issue.

- Jackson – House looks cool, its interesting and different, we (as DPR) have to be careful to only consider things that are within purview, also believe neighbors should get along and work together. Not within our purview.
- Shannon – We are sharing practical information that may have value to the applicant, Should be allowed to have a deck if code allows it. Views should not be squandered.
- Will – Smaller the better on glass rail
- Neighbor – asked to understand how garage works
- Shari – live across street
- Cruz – We welcome change in this neighborhood, previous rendering has more people as entourage
- McGinnis – numbers? (applicant: 2 car garage, 4 bedroom, 3.5 bed, 2,505sf home, 780sf ADU)
- Costello – Don't want a deck.
- Jackson – I wouldn't put a deck, need to make our vote based on code and plan
- MOTION DPR reaffirm its previous recommendation that findings can be made (Jackson/Williams)
 - PASSES 4-2-1 (chair abstains) Leira and Costello vote no

ITEM 3: PRELIMINARY REVIEW 8/08/2023

Project Name: Goodman Residence SCR
Applicant: Mark House
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/687245>

SCR – SUBSTANTIAL CONFORMANCE REVIEW FOR ...

ORIGINAL PROJECT DESCRIPTION: LA JOLLA (Process 2) Coastal Development Permit to demolish an existing single family residence and construction of a 8,425-square foot, two-story, residence with a three car garage located at 1028 Muirlands Drive. The 0.36-acre site is in the RS-1-2 Zone, Coastal Overlay Zone (Non-appealable) and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area, Council District 1.

8/08/2023 PRESENTATION

- Original house was 8840sf, 3 story, 3 car garage ... family needed to scale down
 - Remodel existing house instead
 - New sf 5840sf, only 2 levels now, keeping driveway up to main level
 - Building is in same footprint (generally)
 - Redesigned driveway with just one entry, more reasonable grade, eliminated second access
 - Still knocking down more than 50% of walls.
 - Current retains gabled roofs, modern farmhouse, mostly wood siding with stone veneer
 - SC is generally defined by the parameters size/bulk of original approval
 - Phils concern about overall structure height, retaining walls are not part of the overall structure height measurement. Senior planning has agreed there is no issue there. Pool is 10' from house. Irrelevant as retaining walls (the exposed side of pool) is not included in overall structure height.
 - Costello reviewed and was satisfied
- MOTION – To make final (Jackson/Fremdling)
 - PASSES unanimous
- MOTION – It substantially conforms (Jackson/Shannon)
 - PASSES 6-0-1 (chair abstains)

