

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:

NON-AGENDA PUBLIC COMMENT:

- **Review and Confirm DPR Members and Assigning Organization**

La Jolla CPA

Brian Will - here

Mike Costello

Greg Jackson - here

John Fremdling - here

Glenn Rasmussen - here

La Jolla Town Council

Diane Kane

Angeles Leira

John Shannon - here

Brian Williams - here

vacancy

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW

Project Name: Sonoka Residence – 6432 El Camino del Teatro

Applicant: Lauren Williams

Project Info: PRJ-1067856

Process 3 Coastal Development Permit and Site Development Permit for the demolition of an existing single-family residence and the construction of a two-story, 7,982 square-foot single family residence located at 6432 El Camino Del Teatro. The 0.43-acre site is in the RS-1-5 Zone within the La Jolla

Community Plan area. Council District 1. This development is within the Coastal (Non-Appealable) Overlay Zone

12/20/2022 Applicant Presentation:

- *Lots of commendation for design, which greatly improves streetscape and seems highly appropriate to the hillside*
- *Requests for next time:*
 - *stormwater retention plan*
 - *landscape plan (encourage use of hillside-appropriate plants consistent with wild vegetation)*
 - *more detail in cross-section and other plans on how structure, retaining, and hillside walls will work and look*
 - *photo montage showing proposed house in context from street, aerially, and if possible from below*
 - *grading plan (especially details of how much dirt might be added to or removed from site)*
 - *initial thinking about construction staging and logistics, especially any likely effects on street or neighbors*
 - *detail on steep slopes requirements and how the house, pool, and other items comply*
 - *detail on how construction might affect neighbors, and their reaction and comfort with this*
 - *reconsider pool--depth at least, perhaps having a pool at all given SoCal's water futures.*
 - *grading plans and existing topo map with building heights and retaining wall heights clearly shown*
- *Williams to let will know by Thu before whether she wishes to present at 1st DPR in January,*

9/19/2023 Presentation

- 6667 sf towards FAR (8660 sf allowed)
- Aerial w proposed footprint
- Street context, little to see from street (single story at street level)
- Street photo from street below (barely visible)
- Water collected and pumped up to street
- Site section presented, modifications to lower roof and retaining walls pulled 6' away from house.
- Clients will live here, staging on large driveway
- Public Comments
 - Size of existing house (2,360 sf + garage)
- Committee Deliberation
 - Rasmussen – where is the utility access (no easement on property)
 - Shannon – How much soil export – 900 cy – 45-90 trucks
 - Fremdling – Have neighbors been informed (yes)
- Findings CAN (Jackson/Williams)
 - PASSES 5-0-1 (chair abstains)

ITEM 2: PRELIMINARY REVIEW

Project Name: 5270 Chelsea St
Applicant: Rory Foubister
Project Info: PRJ-1081479

Please be advised that an application has been filed with the City of San Diego for a LA JOLLA. (Process 3) Coastal Development Permit and Site Development Permit to demolish the existing single-family residence and construct a new 6,234 Square Foot two-story single-family residence and a 616 Square Foot detached accessory dwelling unit at 5270 Chelsea Street. The 0.29-acre site is in the RS-1-7, Coastal (Appealable) overlay zone within the La Jolla Community Plan area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 8, 2023.

9/19/2023 Presentation

- Retirement home for his clients –
- 5,518sf reduced scope, pool in existing location but smaller and slightly further from bluff.
- Aerial and survey of existing home, retaining 40' setback from bluff
- Proposed structure comes back approx. 10' from bluff compared to existing
- 9' setbacks on side, 3 parking garage at South side, courtyard,
- pool is outside of the 25' bluff setback
- Second floor steps back from below, no basement, no roof decks
- Charred sushugiban wood garage, sliding garage door
- Mostly single story seen from street
- Green living roof drapes over edge and softens structure
- Public Comment:
 - None
- Committee Members
 - ADU parking (no, but 3 spaces in house)
 - View easements (yes, in CDP conditions, maximum gates 75% open) (trash and AC units, pool equipment will be tucked into niches)
 - Have neighbors been notified (yes, and working with immediate neighbor to underground power pole) (no other comments)
- Motion – Make this FINAL (Jackson/Fremdling)
 - 6-0-0
- Findings CAN (Jackson/Shannon)
 - 5-0-1 (chair abstains)

ITEM 3: PRELIMINARY REVIEW

Project Name: 424 Sea Ridge Dr
Applicant: Kevin Leon, Mark Lyon, Ricardo Hernandez
Project Info: PRJ-1050173

**PROPOSED RENOVATIONS TO AN EXISTING SINGLE FAMILY RESIDENCE:
*460 SQ. FT. OF NEW LIVING AREA
505 SQ. FT. OF NEW ROOF DECK AND EXTERIOR STAIRS**

9/19/2023 Presentation

- Just barely inside 300' from mean high tide
- Second floor addition of 460sf, adding extended patio slab on first floor
 - Removing existing second floor trellis and putting the second floor addition on that deck.
 - Roof deck on top of new addition.
 - Maintaining Spanish style
 - 25' tall to top of rail.
- Public Comment
 - none
- Committee Comments
 - Was this project cancelled, (changed from ADU project to small addition)
- Motion to Make FINAL (Jackson/Williams)
 - PASSES 6-0-0
- Findings CAN (Jackson/Rasmussen)
 - PASSES 5-0-1