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) before your projects may be placed on the Agenda.**
* **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.**
* **A laptop with USB will be available for projector presentation**

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.*

**COMMITTEE MEMBER ATTENDANCE**:

**NON-AGENDA PUBLIC COMMENT:**

* Costello – Discuss things that should be delivered for meetings. Checklist
* Jackson – Committee members / trustees need to do annual training (passed due)
* Member Attendence

**La Jolla CPA La Jolla Town Council**

Brian Will here Diane Kane

Mike Costello here Angeles Leira here

Greg Jackson here John Shannon here

John Fremdling here Brian Williams here

Glenn Rasmussen here *vacancy*

**POSSIBLE ACTIONS ITEMS:**

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

Project Name: 1585 Coast Walk

Applicant: Haley Duke

Project Info: PRJ-1069943

LA JOLLA – Project proposes a Site Development Permit (SDP) and Coastal Development Permit (CDP) to demolish a portion of an existing tennis court and site improvements (hardscape and landscape) and two detached garages and construct a 1,750 square foot (sf) addition to an existing two-story Single Family Dwelling over basement with garage parking for 4 vehicles, a 1,192 sf Accessory Dwelling Unit (ADU) on the lower level, and a Lot Tie Agreement for Lots 19 & 20. The project is located at 1585 Coast Walk within Lot 19 (APN 350-131-31-00) and Lot 20 (APN 350-131-17-00) in Block 46 of La Jolla Park, in the RS-1-7 zone, Coastal Overlay Zone, Parking Impact Overlay Zone (Coastal), Transit Area Overlay Zone, Transit Priority Area, and Mobility Zone 2 within the La Jolla Community Planning Area.

*current scope has been modified and is now only a remodel/addition to the rear of the existing home at 1585*

Applicant Presentation: 10/17/2023

* Addition in rear, not viewable from front and not historical home, asked for consultant to opine anyway and proposed project is consistent with Secretary of Interior Standards.
* Property crosses Coast Walk to Mean High Tide
* Applicant asked to provide hypothetical FAR for usable portion of lot only. 18,691 sf lot, .46 would be allowable, Hypothetical FAR is .37. Actual FAR is .17 FAR. All well within allowable.
* 2 guest parking spaces added at rear of building, Landscaping at rear presented, no change to street landscaping.
* Owners will provide parking signage at Coast Walk parallel parking provided city staff allows.
* Soils report will not allow permeable so city encouraging collection and pump back to street.
* Geology has reviewed and signed off.
* 6-8’ maximum excavation at rear (closest to tennis court)
* Thorough explanation of lot line history – property extends to mean high tide

Discussion:

* Rasmussen: Is there still a public ROW, where is it? Is it inland edge of paved portion or does it go further inland.
* Leira: Is there any dedication of land to public. Applicant: Conservation easement from coastal bluff seaward.
* Costello: Mean High Tides and Bluff Edges move
* Merriwether: Dispute that the dedication was ever accepted in ordinance 565.
* Costello: Soils report looks comprehensive and qualitatively answers questions.
* Leira – Is there work on sloped (seaward) side of home (applicant: no)
* MOTION Findings CAN (Jackson/Fremdling)
  + Rasmussen – no
  + Williams – yes
  + Femdling – yes
  + Jackson – yes
  + Leira - yes
  + Costello – yes
  + Shannon – yes
  + Will – Abstain as chair
* PASSES 6-1-1

Should DPR review projects where an applicant refuses to come?

* Open discussion
* Is there a difference between projects that never come and projects who are asked to come back repeatedly and no longer wish to come back.
* Do not punish applicants for making changes that we asked for (or city cycles ask for)
* Read specific oridnance for indemnification, should not change procedures
* Bad form to review projects in absence of applicant/advocate