

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

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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:

- **Attendance**

La Jolla CPA

Brian Will (Chair) - here

Glenn Rasmussen - here

Greg Jackson - here

John Fremdling

vacancy

La Jolla Town Council

Diane Kane - here

Angeles Leira - here

John Shannon - here

Brian Williams – here

vacancy

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: Herschel Ave EOT (Extension of Time)

Applicant: David Smith, Andy Fotsch

Project Info: PRJ-1104075

Extension of Time for approved CDP (Approval #2273248) Project description as follows
Coastal Development Permit and Tentative Map for the construction of four (4) residential unit condominium building for a total of 13,384 square feet of construction on a vacant lot located at 7760 Herschel

Avenue. The 0.16-acre site is located in the LJPD-2 base zone of the Coastal (Non-Appealable) overlay zone of the La Jolla Community Planning Area. Council District 1.

Brian Will recuses for this item.

MOTION: to make Greg Jackson chair, (unanimous vote)

12/12/23 Applicant Presentation:

MOTION to make final (Rasmussen/Shannon) - unanimous vote

MOTION to approve EOT (Rasmussen/Shannon) - unanimous vote

ITEM 2: PRELIMINARY REVIEW

Project Name: 7777 Girard Ave
Applicant: Mark Steele
Project Info: PRJ-1094657

The existing two-story building to be demolished and replaced with a new two-story mixed-use building. At ground level there will be commercial use along the two street frontages, and residential garages both subterranean and directly off the alley. The second floor will be residential use of one story with mezzanines.

12/12/23 Applicant Presentation:

- Jack McGrory is project owner and actively involved in preserving La Jolla Village
- Also coordinating with street scape improvement project which has been submitted for working drawings
- 2 story, residential on top, retail below, 21,000sf building, 11,000sf retail, upstairs 15 units, one affordable, underground parking ramp accesses alley plus 4 tandem spaces at alley level to function like townhomes with units above
- Open air units on the 2nd floor, mix of 1 and 2 bedrooms, small units have small sleeping mezzanine all within the 30' height limit.
- Opening up connection to Silverado as well with retail, not a blank wall.
- Large airplan hangar style folding doors
- Concrete, glass, and steel
- Pedestrian access to residential on Silverado

Public Comment

- John McGinnis – Condo or Rental (Applicant - Rental)
- Ben – Concerned about traffic. Provisions for parking? (applicant: no parking provided for customers)

Committee Comment. Concerned of lack of parking.

- Kane – Did this go to PDO? (applicant: yes, they were supportive and discussed parking as well as affordable unit, underlying zone allows 14 units, proposing 15, FAR bonus from 1.4 to 1.9)
- Leira – Explain access from parking, prefer elevators to open to open courtyard
- Leira – Difficult corner to drive across with pedestrians. How does this corner look with bank across Silverado. Would like to see renderings in context with Union Bank building. Would like to see elevation along Girard and Silverado with neighbors in context.

- Kane – Does this project include the surface parking to the South (applicant:no) How will the project look next to building Alcorn/Benton is in.
- Leira – 100% corner, any thought given to scramble intersection (applicant:no, requires traffic lights)
- Shannon – Has there been any evolution of the project (applicant:only cycle response related, reduced amount of glass on residential level)
- Jackson – Question about Mezzanine. Is it a 3rd floor? Why does it not count as floor (applicant: less than 1/3 of the area below, does not count as floor)
- Kane – Is the affordable unit equivalent? (yes, one of 4 identical units on alley)
- Kane - Surprised at how dark/contrasty the units behind Vons ended up, would prefer not to much contrast.
- Williams – Do street trees coordinate with new street tree proposal from Trace Wilson and/or others.
- Leira – Where will commercial parking be? (applicant: no commercial parking underground, residential parking will be underground, no commercial parking required but not yet approved by CCC, We don't know yet where CCC will land, currently we have the vacant lot across alley)
- Kane – This is a lovely project (seconded by other committee members)

Deliver for next time

- Would like to see renderings/elevations in context with Union Bank building. Would like to see elevation along Girard and Silverado with neighbors in context.
- Code sections regarding Mezzanine
- Street trees along Girard
- How is bus stop being addressed.
- Renderings of interior courtyard on 2nd floor

ITEM 3: PRELIMINARY REVIEW

Project Name: Carrizo Lots
Applicant: William Berwin
Project Info: PRJ-1065327

(Process 5) Coastal Development Permit, Site Development Permit, Public Right-of-Way Vacation, Vesting Tentative Map, and Planned Development Permit to construct four new residences, create four new residential lots and an open space lot, extend Carrizo Drive adding a cul-de-sac, extend public utilities, and add landscaping over six undeveloped lots located at the end of Carrizo Drive. 7233, 7231, 7229 & 7227 Carrizo Drive. The 2.7-acre site is in the RS-1-4 and Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area. Council District 1.

12/12/23 Applicant Presentation:

- Project is in our own backyard, Fred Liebhart home. The home is not part of project but it is developers current home.
- Liebhart was a student at Taliesin, Frank Lloyd Wright.
- We don't want to build 6 houses. Proposing only 4 homes in organic natural style and preserve the 5th lot as open space
- Extending Carrizo to culdesac and safe turnaround for street.
- Preservation and restoration
- Meet under 25% encroachment into steep slopes. Extra fire hydrant. Fire approved turnaround size.
- Elaborate stormwater management plan

- Jim Neri Landscape – Native landscape and purchasing offsite land to reproduce and preserve same ecosystem on another site. One to one mitigation

Discussion

- Leira – What is quality of plant community (applicant: is low quality, offsite is higher quality) This is one of the last remnants in this area.
- Replanting interstitial space between homes with natives, like houses placed into nature.
- No variations or Deviations
- 7100sf on 28,000sf, 5300sf on 15,000sf, 7000sf on 28000sf, 5200sf on 25000sf lots

Public Comments

- Neighbor: No basin will be big enough. (applicant: this project will improve it)
- MGinnis: Bedroom and Bath Count (applicant: 5/5, 5/6.5, 5/5, 5/4)
- Neighbor: Water (applicant: we can only do so much, we will improve it,
- Grace: Would not like to have use of extra parking spaces.

Committee Comments

- Jackson – Expects to discuss this in more meetings.

Deliverables for Next Meeting

- Existing Topo
- Building Sections and how 30 and 40' height limits have
- Hydrology Report
- Concerns with shape of lot 4.
- Staging of Construction on street.
- Site sections from Romero down to ... and Grading Plan
- What neighbor outreach have you done. (app: soire at home, shared all plans with all neighbors)
- More about vegetation restoration and revegetation plan.
- Street Ownership
- What is cross section on street.

~~ITEM 4: PRELIMINARY REVIEW~~

~~Project Name: 5710 La Jolla Mesa Dr~~

~~Applicant: Abbas Keshavarzi~~

~~Project Info: PRJ 1101670~~

~~LA JOLLA (Process 2) Amendment to Coastal Development Permit 262383 to add an 1170 Square Foot Accessory Dwelling Unit at 5710 La Jolla Mesa Dr. The 0.85 acre lot is located in the RS-1-5 base zone, Coastal (Non-Appealable) N-APP-1 overlay zone La Jolla Community Plan Area. Council District 1.~~