LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNIT PLANNING ASSOCIATION

DECEMBER 19, 2023

MINUTES

**COMMITTEE MEMBER ATTENDANCE:**

* John Shannon – Acting Head of Committee
* Brian Williams – Acting Secretary of Committee
* Angeles Leira
* Diane Kane

**POSSIBLE ACTION ITEMS**

**ITEM 1: FINAL 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.

Comments:

Applicant (Jules Wilson) reviewed floor plans of the four units and showed no variances are requested. Tentative plan is to construct two units and have the other two units be “shovel ready”. There will be strict CC&Rs for the Association. They plan to build the street first, which is estimated to take 6-8 months, in order to have a staging area. Street will be owned by the Association. It will not be gated and will remain open to the public. Landscaping will be 2.64 acres of land and consist of existing Eucalyptus gradually transitioning to Torrey Pines and Coastal Oaks. There will be sage scrub, ornamental gardens and the project will end up with 2.11 acres of landscaped land. Hydrology issues were extensively discussed with neighbors, Grace and David, who live near lot 4, Carolyn Logalbl and Brian Bonnet all asking questions about the design and expressing their concern about a worsening of the conditions. Applicant Bill Berwin again referred to the submitted hydrology report and engineering design which indicates no worsening of the water flow issues. All deliverables from previous DPR meeting were provided.

Action: Brian Williams made a motion that findings can be made. No second was made.

Applicant will come back to the January 9, 2024 DPR meeting to further discuss. Applicant was requested to provide a hydrology plan and sections that are more readily understood by a lay person.

**ITEM 2: PRELIMINARY REVIEW**

Project Name: 5440 La Jolla Mesa Drive

Applicant: David Vergani

Project Info: PRJ-1092538

LA JOLLA (Process 2) Coastal Development Permit for a lot line adjustment between two properties located at 5421 Linda Rosa Ave and 5440 La Jolla Mesa Drive within the RS-1-7 & RS-1-5 base zones, respectively. Coastal (Non-appealable) Overlay Zone; Coastal Height Limit Overlay Zone; Parking Impact Overlay Zone (Coastal); La Jolla Community Plan area. Council District 1.

Comments: No comments were made by the public. Project is very simple. Adding property to La Jolla Mesa drive address in order to maintain ocean view should a project be developed on the Linda Rosa Ave site.

Action: Diane Kane made a motion to make the decision final. Angeles Leira made the second. Unanimously approved.

Action: Dian Kane made a motion that findings can be made for approval. Angeles Leira made the second. Unanimously approved.

**ITEM 3: PRELIMINARY REVIEW**

Project Name: 7969 Prospect Place ADU

Applicant: Luis Espinoza

Project Info: PRJ-1083070

LA JOLLA (Process 3) Coastal Development Permit application for a 500-square-foot Accessory Dwelling Unit (ADU) to be constructed as an addition to an existing 4,553-square-foot Single Dwelling Unit (SDU) constructed in 1937 located at 7969 Prospect Place in the RS-1-7 zone in the La Jolla Community Plan. Overlay Zones: Coastal (Appealable), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach and Coastal), Sensitive Coastal, Transit Area, Transit Priority Area, Affordable Housing Parking Demand and Coastal Bluff.

Comments: No public comments were made. Applicant presented project which is an ADU that will be a second floor addition to an existing portion of the SDU. The project will not be visible to the street. No variances requested. Style will remain consistent with existing property. Parking is provided. Both Committee members Diane Kane and Angeles Leira gave positive comments on project.

Action: Diane Kane made a motion to make the decision final. Angeles Leira made the second. Unanimously approved.

Action: Dian Kane made a motion that findings can be made for approval. Angeles Leira made the second. Unanimously approved.

There being no other business the meeting was adjourned.

Respectfully submitted by Brian Williams