

**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:**

<u>La Jolla CPA</u>		<u>La Jolla Town Council</u>	
Brian Will (Chair)	yes	Diane Kane	yes
Glenn Rasmussen	yes	Angeles Leira	no
Greg Jackson	yes	John Shannon	yes
John Fremdling	yes	Brian Williams	yes
<u>vacancy</u>		<u>vacancy</u>	

**NON-AGENDA PUBLIC COMMENT:**

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL 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.

- Applicant Presentation
  - Showed street scene compared to neighbors
  - Renderings of open courtyard on 2<sup>nd</sup> floor, height division and landscape to articulate spaces
  - Apartments will be rentals so maintenance will be centralized by landlord
  - Bus stop and street trees (New Zealand Christmas Tree and Lacebark Elm)
  - Mezzanine per CBC 505.2, “shall be considered as part of the floor below, will not contribute to building area or number of stories” ... also under the 30’ height limit. PDO ruled in favor of project. Less than 20% of building area.
- Public Comment
  - Looks like 3 stories
- Committee Comment
  - Kane: Is the street tree on Silverado consistent? (applicant: close but not sure if it matches exactly with trees across the street)
  - Shannon: What size trees will be planted? (applicant: 48 and 36” boxes, located trees with structure so trees don’t block signage)
  - Rasmussen: Could more public space be made on corner instead of trees. (Large corner space proposed, landscape will be on new pop-outs)
  - Jackson: When will street improvement finish (maybe street improvement first).
  - Kane: Have you thought of construction management plan (we have had the discussion and they bought the parking lot across the alley for staging.)
  - Fremdling: Will the parking remain parking (yes)
- Findings CAN (Jackson/Shannon)
  - 6-0-1 (chair abstains)

## ITEM 2: PRELIMINARY FINAL REVIEW

Project Name: 627 Genter - La Jolla Christian Fellowship  
Applicant: Kevin Leon  
Project Info: PRJ-1055455

Process 23 Neighborhood Development Permit Conditional Use Permit for 1,926 square-feet of new construction to include the addition of 680 square-feet to the existing 1st floor, the addition of 680 square-feet to the existing 2nd floor and the addition of 566 square-feet to create a 3rd floor on the existing 2-story Education Building. Work to include demolition of existing exterior stairs, addition of new exterior access stairs and 2,340 square-feet of interior renovations to the existing 2-story building. The 0.48-acre site at 627 Genter St. is in the Base Zone RM-1-1 and Coastal Overlay (Non-Appealable Area) Zone within the La Jolla Community Plan, Council District 1.

- Applicant Presentation:
  - Revisiting the project
  - 2 decks on 3<sup>rd</sup> floor enclosed by 5’ and 6’ high glass walls
  - .71 FAR proposed where .75 allowed.
  - No new parking required, No CDP required
  - Increased occupant load by 165
  - Reduced building, pulled back from sanctuary by 6’
  - Existing and proposed elevations provided, change of architecture style at new portion

- 7 3 story buildings withing 3 blocks
- Public Comment
  - Are you building a day care center? (no plans for that, we do not have that license)
  - Why did it come back? Not a transit priority area. (applicant: because route 140 is part of regional plan, it is still exempt from parking, per assembly bill it has to be considered) Intersection of 140 and 30 transit is at Girard and Silverado. No stop within ½ mile. (applicant spent a year with city staff or city attorney’s office)
  - Parking is a problem on Draper especially on Sunday service. Will increase parking and congestion problems. Church has rejected requests for meetings
  - Neighbor across street: Echo previous comments, Concerned with 3<sup>rd</sup> floor and privacy in his bedroom/bathroom. Why need full 3<sup>rd</sup> floor? Blocking views. I will lose my ocean view. Is the goal possible without 3<sup>rd</sup> floor.
  - Live across street as well: Ours is 3 story, so is the one on the other side of previous commenter, Disagree that ocean views will be blocked, (many agree)
  - Letter from husband ... In favor, church no longer holds AA and NA meetings and have cleaned up nuisance. Not concerned with any negative impacts.
  - 3-4 hours of negative impact of parking is less than 2% of the time. My concern is with youth today, this is for teens, child committed suicide after banishment on social media, could I have done more to help, School shootings, social media, moral compass is lost, mission is important, the community needs this.
  - places of worship have to look at security now, it wasn’t a concern when this was built but has become necessary
  - Live across street from main sanctuary, April 22, home broken into, drug house raided next door and suspects broke into my house until SWAT came, he was a LJ teen who ended up “astray”. The church has been a positive influence in the neighborhood. Adolescence in church were 12% less likely to delinquency. Church is fighting the good fight, even if I lose some view
  - Views: My family loves views, sun sets in different places throughout the year.
  - Opponents are opposed to design specifics, not the mission. How does 3<sup>rd</sup> story add to ?
  - Haven’t felt any malevolence, We have a counseling space, counselors can use space for free. Would like 3<sup>rd</sup> floor for office, adult space, Willing to use that as office and counseling space. What kind of city are we going to be? Sacred space matters. NO good space for kids to come after school. Area is affected by school parking demands 5 days a week. Sunday is a small impact. Invested \$30,000 to shuttle people to High School Parking Lot and doing everything we can to be a good neighbor.
  - City is still asking for proof of bus lines and parking, this is new information, still requiring him to prove there is a stop for the 140 line.
  - Sunday parking also has the farmers market also affects things. Talk to the market people.
  - Live nearby on Arenas, I have not witnessed any of the concerns in the past 1.5 years, I have not seen issue. On Sunday there is 1 hour that there is difficulty to park. 3 daughters in the home have taken a liking to the church groups.
  - High School is a much more significant impact to parking and so is the market compared to the church expansion. Church should have the right to build. You could light the glass to obscure outward vision. The church is trying to be a good neighbor.
- Committee Comments
  - Kane: is church designated historic (no eligible for designation) What conditions are being assigned as part of CUP? (app: because adding occupancy, no change in use, assembly use

is allowed in RM-1-1) What additional conditions are needed/proposed to clarify parking and noise concerns as part of permit?

- (app: does it meet land use plans ,, yes, is it detrimental to life safety ... no. There are no conditions imposed by staff. Religious Assembly uses are permitted) So .. if staff wanted to add conditions, that would be possible (yes)
- Shannon: Thank you for coming. Are physical activities proposed on the roof (app: that is not proposed on roof ... that will be at Rec center.) No one wants to lose their views, they are not protected. This project is a win.
- Rasmussen: Recall gentleman's loss of privacy from last meeting. Third floor looks smaller. (Decks and 3<sup>rd</sup> floor enclosed have been reduced, existing parapet is 2' tall, we could frit the glass) I'd suggest you block those views.
- Jackson: We heard many of the same concerns last meeting, then there was complicated permitting concerns, then someone found rule with parking and transit to allow it. Is that sequence correct (yes) Previous 3<sup>rd</sup> floor was a more lively function, now offices, can we make some assurance? Is it an unnecessary irritant? (app: nothing has changed on 3<sup>rd</sup> floor) ... but it seems the rhetoric has changed on the 3<sup>rd</sup> floor use. (codes change, state regulations have changed to make project feasible, city staff and city attorney agreed)
- Kane: will this group consider making suggestions for conditions. Address parking and activity time constraints.
- Motion to recommend approval (Shannon/Williams)
  - F yes, W yes, R no, J no, K no, S y, W abstain
- Motion recommend approval subject to condition including in CUP
  - No activities likely to disturb neighbors after 8:30pm at the expansion or Gill building (Jackson/Rasmussen)
  - S y, K n, J y, R y, W y, F y, Will A
  - PASSES 5-1-1
- Motion CPA hold-of final recommendation until after LJ TnT has weighed in. (Jackson/Rasmussen)
  - S y, K y, J y, R y, W n, F y Will A
  - PASSES 5-1-1

**ITEM 3: ~~PRELIMINARY REVIEW~~ THIS ITEM IS RESCHEDULED FOR FEB 13**

Project Name: ~~338-346 Gravilla Residences~~  
Applicant: ~~Scot Frontis~~  
Project Info: ~~PRJ-1060292~~

~~Coastal Development Permit (CDP) to demolish five existing residences and construct five two-story, 1318 square foot townhomes, each with a 571 square foot roof deck and a 754 square foot accessory unit located at 338-346 Gravilla St. The 0.26 acre site is in the RM-1-1 Zone and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area, Council District 1. LEGAL DESCRIPTION: TR-1216-BLK 5-LOS 34 thru 38~~

**ITEM 4: PRELIMINARY REVIEW**

Project Name: 7145 Fairway  
Applicant: Sean Canning

Project Info: PRJ-1104144

(Process 2) Coastal Development Permit and a Site Development Permit to construct a 10,096-square foot two-story single dwelling unit with a basement garage and detached accessory dwelling unit located at 7145 Fairway Road. The 0.5-acre site is in the RS-1-4 zone, Coastal Overlay (non-appealable) zone, Coastal Height Limit Overlay zone in the La Jolla Community Plan area within Council District 1.

Changed Project Scope due to DSD Planning's review: Coastal Development Permit to construct a 10,096-square foot two-story single dwelling unit with a basement garage and detached accessory dwelling unit located at 7145 Fairway Road. The 0.5-acre site is in the RS-1-4 zone, Coastal Overlay (non-appealable) zone, Coastal Height Limit Overlay zone in the La Jolla Community Plan area within Council District 1.

- Applicant Presentation:
  - Family of 4 plus in-laws to live on site
  - Existing home already demolished
  - Great views over Fairway and the Golf Course, steep slope at rear
  - Staying within previously disturbed area
  - Homes behind are so high, no impact on neighbors views, keeping home pushed back on site even though 6' front setback is allowed., protecting view corridor for 1601 Mimulus
  - Former public nuisance site, also fill soil requires remediation
  - Dedicated street frontage to meet 10' curb to PL, adding 5 street trees, increasing current easements to current standards
  - Planting vegetated screen at request of neighbor to South
  - Stormwater basin to manage runoff
  - 6 bed, 5.5 ba, that's the total number, ADU eliminated and underground garage eliminated
  - 7,269sf enclosed space, 8,388 total towards FAR, .4 proposed, .45 allowed.
  - Solar panels proposed
  - Design blend modern and traditional, to transition between divergent neighbors
  - 29' 3" tall at ridge
  - Renderings presented
  - Standing seam and stucco exterior, composite for wood elements, black windows
- Public Comments
  - What is the setback at pool, where is equipment? (app: neighbor only wanted hedge, code allows pool to 4' of PL, mechanical pushed to back of property away from house and neighbors)
- Committee Comments:
  - Williams: How house removed (app: demo permit from prior owner)
  - Rasmussen: Do you know size of underground improvements in easement (no)
  - Kane: **Catchment on property information please?** Glare from glass volume? Not a fan of exterior lighting light pollution to neighbors (app: darker roof will reduce roof glare,
  - Williams: 2 bio basins in front yard setbacks, the ones here are not attractive (still pending landscape design)
  - Will: would prefer not to look down into basins from sidewalk
  - Shannon: Trash location (halfway up elevation of driveway ... 3 to 4' max)
- Deliver for Next Time

- Stormwater report and basin design
- Further Landscape Design
- Street Trees
- View from kids balcony towards neighbors house to South. Photos of neighbor.
- Set camera angles for renderings further back and then crop, less fish-eye distortion.