

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)	y	Diane Kane	y
Glenn Rasmussen	y	Angeles Leira	y
Greg Jackson	y	John Shannon	y
John Fremdling	y	Brian Williams	y
<u>vacancy</u>		<u>vacancy</u>	

NON-AGENDA PUBLIC COMMENT:

LJCPA at Community Center 6pm 2/22

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: 5323 Chelsea
Applicant: Tim Martin
Project Info: PRJ-1103673

Process 2, Coastal Development Permit to Demolish existing 2-story single-family residence with detached garage and build a new 2 story single family residence and attached garage, new landscape and driveway at 5323 Chelsea St. The 0.154-acre lot is located in the RS-1-7 base zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

- Applicant Presentation
 - 3300sf house w 2 car garage, .58 FAR, unique pepper tree to retain, raise interior ceilings (10' first floor, 9' second floor), roof deck in center of house hidden behind roof slope, and screen from neighbors and street.
 - Setbacks comply
 - 25' roof, chimney close to 30'
 - Landscape plan included – new trees at front, new hedge at rear (currently 25' high)
 - Older homes have garage in rear, new homes have garages facing street
 - Shingle Style, white trim, dark roof
 - First comments – most issues are civil related, asking for land dedication, now they want 12', currently 7', city wants 5'.
 - Engineering wants the visibility triangles at new PL.
 - Conflict resolution, Engineering has backed off - IRD irrevocable Right of Dedication, if they ever want to change the sidewalks.
 - Alternate articulation in lieu of second floor stepping back (wedding cake)
 - New Cedar composite shingles
- Community Comments
 - Miller – will it have solar (yes), will driveway allow parking (yes), AC and pool equip located (side yard, neighbors bedroom is opposite side),
- Committee Comments
 - Leira – Development has already happened, it's too late, why impose (street dedication) on just this lot
 - Jackson – describe home behind (two story/split, but high hedge behind)
 - Kane – Roofing Material? (Asphalt Shingle) Street Tree? (Brazilian Orchid)
 - Leira – are synthetic materials biodegradable (longer lasting than natural materials)
 - Williams – Neighbor concerns (none)
 - Fremdling - Any pervious hard surfaces (no, all landscaping is adequate for stormwater)
- Motion to **make FINAL** (Jackson/Kane)
 - **PASSES 8-0-0**
- Motion **FINDINGS CAN** be made with recommendation to that the city make choices that maintain existing character for example rolled curbs and sidewalk location. The façade articulation complies with intent of LJCP requirement to step back second floor. (Jackson/Kane)
 - **PASSES 7-0-1** (chair abstains)

ITEM 2: PRELIMINARY REVIEW

Project Name: 5616 Abalone
Applicant: Tim Martin
Project Info: PRJ-1104245

(Process 3) Coastal Development Permit & Site Development Permit to demolish existing 1731 SF 1 story house to construct a new 2773 SF 2 story house with retaining walls at 5616 Abalone Pl. The 0.11 acre/4,816 SF lot is located in the RS-1-7 base zone, Coastal (appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

- Applicant Presentation
 - Planning comments have come back to say Process 2 because within 300' of coast
 - 1961 that garage can't be altered without both properties agreement
 - Keeping 1 car garage on Dolphin, adding 1 car non-covered parking on Abalone
 - Front Entry off of Abalone, Pad is 11' above Dolphin
 - Contemporary Flat Roof Home, Inverted floor plan with living spaces upstairs, entry and bedrooms downstairs
 - Modest 2nd floor - .6 FAR
 - Terracing Dolphin side to remove ugly gunnite
 - Max Height 27', Setbacks comply, 9' FF, 10' SF
 - Cycles
 - City Engineering trying to take 7' from each side, pushed back aggressively
 - That was dismissed
 - Second floor steps back (upper level is only +/- 66% of first floor)
 - Added street trees
- Community Comments
 - Todd Leisher – Supportive, neighbors (applicants) came and presented to us.
 - Sally Miller – Solar (yes) AC (on west side mid building, neighbor is below and Master is opposite side) How high retaining walls (Dolphin: 3', then 5' spacing, then another 3' wall. Abalone: 30" high wall and then another 3' wall only on West side, 6' spaces on either side)
 - Mapped views? – (Home has no effect on it.) 2 driveways (yes, 2 front setbacks, one 15' one reduced to 6')
- Committee Comments
 - Kane - What windows are across PL? (West is mostly single story, East has a deck, that's why we have no windows)
 - Will - How much smaller is second floor (FF=1664sf, SF = 1109sf) upper level is only 66% of floor below
 - Shannon/Kane/Will – Lots of proposed construction on this street. Coordinate with neighbors if possible
- Motion to **make FINAL** (Kane/Williams)
 - **Passes 8-0-0**
- Motion **Findings CAN** be made and we recommend city take into consideration existing patterns before proposing sidewalk changes. (Kane/Shannon)
 - **Passes 7-0-1**

ITEM 3: PRELIMINARY REVIEW

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

The Development Services Department has completed the fourth review of the project as described as a Coastal Development Permit Process 2 pursuant to San Diego Municipal Code Section [126.0707\(a\)](#). The project site is located within the La Jolla Community Plan area. The project is to demolish the existing structures on site and create five new two-story, 2,058-square-foot townhomes, each with a 1,708-square-foot roof deck and a 449-square-foot accessory dwelling unit on five separate parcels located at 338-346 Gravilla St. The 0.26-acre. Project site is zoned RM-1-1 and is within the Coastal Height overlay zone, the Coastal Overlay Zone (non-appealable area 2), the Parking Impact Overlay Zone (Beach and Coastal), the Transit Area Overlay Zone, and the Transit Priority Area of the La Jolla Community Plan area, council district. The project site is not on a Sensitive Coastal Bluff or an area which would impact any other Environmentally Sensitive Lands. The project is on a street which is identified in the Community Plan as a visual corridor. Visual corridors are unobstructed framed views down a Public Right-of-Way.

- Applicant Presentation
 - Dedicating 5' to widen alley from 10' to 15'.
 - Each is 1,682 sf including garage and 754 ADU on each lot.
 - Adding 5 street trees, new sidewalk, 15/20' front setbacks, 15' rear setback, 3' side setbacks
 - ADU ground floor, with main unit second floor and small 3rd floor penthouse, each building is 19' wide
 - Massing is the same for each, changing up materials and colors for each from same pallet
 - 10 parking spaces provided.
 - AC will be on roof.
- Committee Comments
 - Leira – could you combine some buildings to eliminate 6' gaps (there are already five 25' wide lots) Have you considered combining the lots to make a more compelling product, consider the existing courtyard that the current design provides. Can you take the current feel and make it more consistent? Look like a bunch of buses. (owner wants independent lots, and clear home ownership without HOA or shared walls)
 - Fremdling – Historic? (not significant)
 - Jackson – Lacks individuality, others do a better job at pushing/pulling, this does not meet variation in community plan.
 - Will – Can we be more helpful given the current program?
 - Leira – Can you make the units a little more differentiated.
 - Shannon – Can developers take tied lots back to underlying substandard lots. They all look the same. The community suffers for design/construction efficiency.
 - Will – Go more differentiated or make same, just color change isn't enough
 - Fremdling – Layout of 25' lots is problematic, do something different.
 - Williams – Street trees, (palm, 3 existing and adding 2)
 - Leira – Landscape – succulents and small patios. Look at spaces between buildings like medieval towns. Learn from what works there now.
- Community Comment
 - What was reason for not historic significant? (Nothing distinctive)
- Deliver next time
 - Reconsider the things we talked about
 - Show proposed rendering in street montage with existing homes

ITEM 4: PRELIMINARY REVIEW

Project Name: 5550 La Jolla
Applicant: Ryan Labrum
Project Info: PRJ-1103838

Coastal Development Permit and Neighborhood Use Permit for sidewalk café consisting of a large existing outdoor patio dining area of restaurant space along La Jolla Blvd. and provide pedestrian access to building from right of way on North side, along Forward Street, including exterior facade renovations to an existing commercial structure located at 5550 - 5590 La Jolla Boulevard. The 0.51-acre site is in the LJPD-4 zone, Coastal Overlay (non-appealable), Coastal Height Limit Overlay Zone, Transit Area Overlay Zone and Parking Impact Overlay Zone of the La Jolla Plan area within Council District 1. This development is within the Coastal Overlay zone and the application was filed on November 21, 2023.

- Applicant Presentation
 - Exterior refresh, no additional square footage, no change of use
 - Sidewalk café added, fenestration edits
 - Landscaping in public ROW to remain, existing parking to remain
 - Restaurant space to be renovated, add to existing patio into planter area
 - Adding doors to close off stairs for tenant safety
 - Wood look aluminum siding accents
 - Fixing dry rot etc will happen as discovered
 - No canopy allowed over sidewalk café, bifolding partitions to open up corner restaurant,
 - Cable railing around outdoor patio
 - Need NUP for sidewalk café
 - Keep 8' setback from street,
- Committee Comments
 - Fremdling – Any new AC (no)
 - Shannon – talking about lease terms, will owners consider upgrading non-aesthetic as well, less maintenance concerns for tenants and ultimate leaseability of building.
 - Will – Any impact to existing pedestrian passage on sidewalk (no, entirely within planter and existing patio space)
 - Shannon – If you have the right business, you don't need parking. Look at bakery across the street.
 - Fremdling – New bathrooms are under construction.
 - Leira – PDO approved
 - Williams – Is there a trash solution? (still working on it, prefer not to lose parking)
 - Shannon – If the owner is making this significant investment, he/they also need to consider upgrading the infrastructure behind it and not deceive future tenants.
- Community Comments
 - Any changes, impacts or requests for bench at bus stop
 - My father permitted the patio in 1978 under the building permit, original permit conditions required landscape in that corner (city didn't request any landscape requirement)
 - Is this an intensification of use with the increased tables (less than 200' increase does not trigger new parking)

- Parking is a problem for this restaurant location (a lot of people park there for extended periods then shop/visit off-site. Also many tenants park all day. Second, city is not trying to increase parking in order to encourage public transit and walkability. Certainly willing to take this info back to my client)
- This building was meant to be temporary plaza and designed to be demolished in 15 years from construction. It is ill-advised to not address substandard infrastructure.
- No elevator improvement proposed (no)
 - At PDO a tenant commented that plumbing continuously fails, building is in a terrible state
- Deliver for next time
 - Discuss infrastructure improvement plans with owner(s)