

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	no
Glenn Rasmussen	yes	Angeles Leira	no
Greg Jackson	yes	John Shannon	yes
John Fremdling	yes	Brian Williams	yes
Kevin Leon	yes	AJ Remen	no

NON-AGENDA PUBLIC COMMENT:

6444 avenida manana 3-4 years ago, applied for remodel and remove unpermitted retaining walls, all walls failed over the past weekend,

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: 6850 Country Club Ln,
Applicant: Brianna Coston
Project Info: PRJ-1063767

- Create five (5) residential lots (Lots 1-5) each with new 3-level single-family residences, each including new pools. Two (2) lots with no development (Lots A and B) and one (1) access and utilities easement area (Lot C). The 22.21-acre site is located at 6850 Country Club Lane in the RS-1-4 Zone and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.
- The proposed project is a:
 - Process 2 Coastal Development Permit, per SDMC § 126.0702
 - Process 2 Site Development Permit, per SDMC §126.0502
 - Process 4 Tentative Map for subdivision, per SDMC §125.0430

3/19/2024

Applicant Presentation:

- The project has come before, originally called “The Reserve.”
- This project is one of the previous subdivided lots (the largest)
- The previous project put 75% of the lot in the covenant of easement (undevelopable)
- This project only proposes to use the developable area already established.
- Proposing five lots and homes instead of one 30,000sf home.
- This is NOT on the Foxhill Mansion property. This is on the grass “golf practice area.”
- FAR is under .45. Depending on the specific lot, it is lower than that.
- Range 8,000-11,000sf homes.
- Future construction permits could be smaller but not bigger.
- FAR Lot 1: .45 Lot 2: .34 Lot 3: .44 Lot 4: .37 Lot 5: .36
- 2 story homes over the basement. (except Lot 1, no basement)
- Lot 1 is at the highest point on the lot, approximately 10-12’ higher than the ridge behind it.
- The minimum lot size in this zone is 10,000sf; all proposed are well over the allowable minimum, and the smallest is 19,000sf.
- The only minor deviation is that homes will be on a private street since there is no public street to front on.
- Each home will have approximately five bedrooms and outdoor living.
- Access is from Romero. Gates will remain in current condition.

Public Comment:

- How high is the lot relative to the ridge behind (applicant: 10-12’)? How will it affect my view? We have a small ocean view. (It should be noted that private views are not protected.)
- Where will construction trucks come from (applicant: driving on Romero)
- How will my private view be affected? Existing trees on Foxhill property already block some of the views.
- Are any protected community plan views affected? (applicant: none)

Committee Deliberation:

- Rasmussen: Should there be more density and low-income housing? (applicant: That ship has sailed with covenant of easement, 160 homes not feasible)
- Williams: What is the storm drain situation? (app: no pumping to storm drain, all stormwater will percolate to retention on site)

- Williams: How will utilities connect? (applicant: plans for gas and power will require a 1000' connection to the transformer on Romero)
- Williams: Are there any ADUs? (applicant: no, but there are guest rooms)
- Williams: Recommend all construction parks on site.
- Jackson: Have the neighbors been notified ... recommend systematic noticing.
- Jackson: The location is remote; I am not overly concerned with the finished project, but concerned with neighbors' impacts DURING construction, trucks on Romero (applicant: We have space to park construction workers on the property instead of along Romero as other projects are currently doing)
- Shannon: We need a 3D rendering overlaid on Google Earth. I imagine this will show that no views will be disrupted. (private views are not protected).
- Remen: Concurred that there are no mapped views in community plans here.

Deliver Next Time:

- What is the import/export of dirt (applicant: unknown off the top of his head but included in plans)
- Please show the height of the ridge behind lot 1 compared to lot 1's roof height or show section through ridge to demonstrate impact on views.
- Renderings of all homes to demonstrate impact neighbors' views.
- Color-coded lines for existing/proposed grades at varying height limits.
- Photos of existing vs. proposed (renderings superimposed on-site photos) indicating varying architectural designs at 360' views.