

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	
Greg Jackson	y	John Shannon	y
John Fremdling	y	Brian Williams	y
Kevin Leon	y	AJ Remen	y

NON-AGENDA PUBLIC COMMENT:

- New folder for committee members to review materials

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW

Project Name: 5960 Camino de la Costa
Applicant: Mark House
Project Info: PRJ-0681000

Previously approved by DPR, the project is returning to DPR to review changes (added ADU)

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit for remodel of an existing 6,807-square-foot 2-story single family residence located at 5960 Camino de la Costa includes, new back- and side yard terraces, new pool & spa, balcony, hardscape sitework including new site walls. The 0.80-acre site is

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Please contact info@lajollacpa.org with questions/concerns.

in the RS-1-5 Base Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

- 4/9/2024 Applicant Presentation:
 - Total 8295 including ADU and Garage ,45 FAR allowed, .24 proposed.
 - Adding 1200sf on upper level
 - ADU above garage, no other changes, exterior stair access to garage on West side of garage
 - 8-9" increase in height (only above garage) Prop D height limit at 30' plus grade differential
 - Total width of new second floor is approximately 25' when viewed from street
 - 1st floor existing roof already extends above horizon, so added 2nd floor does not block any more view.
- Public Comment
 - How are view corridors defined? (Applicant: They are not defined, they are named in the community plan, but no specific height limits etc.)
 - Explain elevators
- Committee Comments
 - Does the ADU block anyone's view, (applicant: Yes, on this left side only)
- Motion –
 - Findings CAN be made to approve as revised to include ADU (Jackson/Kane)
 - PASSES 7-0-1 (chair abstains)

ITEM 2: PRELIMINARY REVIEW

Project Name: 5970 Camino de la Costa
Applicant: Mark House
Project Info: PRJ-1091933

LA JOLLA- Project proposes Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing single family residence on lot 1 (5990 Camino De La Costa) , and to construct a new guest house (2,046) square feet with a subterranean garage (4,053) square feet, And demolish (63) square feet of existing single family residence on lot 2 and (1,696) square feet addition and remodel of the existing single family residence in lot 2 (5970 Camino De La Costa). Project is located at 5970-5990 Camino De La Costa (APN:357-220-02-00 and 357-220-13-00). the 0.98-acre site is in the Coastal Overlay (appealable) zone, Coastal Height Limit Overlay Zone, Transit Priority Area, Parking Impact Overlay Zone, RS-1-5 Base Zone, and Mobility Zone 2 within the LA JOLLA Community Planning Area.

- 4/9/2024 Applicant Presentation:
 - Previously demo'd house on lot 1, code compliance requires CDP
 - House was demoed after, squatters, termites, and fire in home
 - addition to main house will bridge across PL
 - Allowable FAR is .45, proposed .32
 - All proposed is single story with subterranean garage.
 - New home will be drastically further back from bluff than previous
 - 70-75' back from bluff edge
 - View maintained over main house addition because roof is 4' lower than sidewalk level.
 - View easements to be recorded on East side of East lot and West side of West lot.
 - Solid soil formation here, Point Loma Formation.
 - Perimeter drain around basement, water flow will pump to landscape planters
- Committee Comments
 - This seems like a drastic reduction in visible scale from view point (applicant: yes)

- Are you limited to 12'? (applicant: It's all red curbed so we are trying to get more, but currently city is asking for 12')
- Public Comment
 - Could the lot be sold separately (yes, if portion of house crossing line was demolished)
- Deliver for Next Time
 - Request view easement of owner in the interior side setback (West of main house), over the addition (example nothing built 3' above sidewalk level)
 - Section down former PL, West elevation of existing house with section cut through addition.

ITEM 3: PRELIMINARY REVIEW

Project Name: 543 545 Rosemont St
Applicant: Robert Bateman
Project Info: PRJ-1066870

LA JOLLA (Process 3) Map Waiver and Coastal Development Permit for a residential condominium conversion of two units in an existing building located at 543-545 Rosemont Street. The 0.143-acre site is in the RM-1- 1 and Coastal (Non-Appealable) overlay zones within the La Jolla Community Plan area, Council District 1.

- 4/9/2024 Applicant Presentation:
 - Convert two existing units, no further construction, existing duplex
 - Parking provided, driveway shared with neighbor, 10' wide on each lot, 20' total
 - There will be 2 APNs after this action
 - Utilities separately metered
 - 5 total parking spaces on site.
 - Current owners do not live on site.
 - As condition of approval we will replace curb cut, curb and gutter
- Public Comment
 - I live next door and share driveway, Hope new owners respect easement (Yes, easement is recorded in perpetuity)
- Committee Comments
 - Raised concerns about typical condominium concerns (access to utilities, rights to FAR excess, driveway and parking restrictions)
- Motion MAKE FINAL (Jackson/Kane)
 - PASSES 9-0-0
- Motion MAKE FINAL (Jackson/Shannon)
 - PASSES 8-0-1 (chair abstains)