

**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		Angeles Leira	yes
Greg Jackson	yes	John Shannon	
John Fremdling	yes	Brian Williams	yes
Kevin Leon	yes	AJ Remen	yes

**NON-AGENDA PUBLIC COMMENT:**

**POSSIBLE ACTIONS ITEMS:**

**ITEM 1: FINAL REVIEW**

Project Name: 5970 Camino De La Costa La Jolla, CA. 92037  
Applicant: Mark House  
Project Info: PRJ - 1091933

Project Description: 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 (5970Camino 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.

- Applicant Presentation:
  - Overview, project no longer joins homes
  - Sideyard views: East side still open, West side (in between lots) view corridor is currently obscured, has existing cypress, willow and olive trees in that corridor where no changes proposed ... not feasible to maintain view where existing landscape obscures and no work is proposed in that area. View is not reduced by proposed development. West side of West lot is enhancing view corridor
- Discussion:
  - Shouldn't CDP require opening up that view.
  - Could an easement be recorded that no NEW trees ever replace those?
  - This could be recommended by community for community character to retain trees as they exist.
- Public Comment
  - None
- Motion:
  - Findings CAN be made with recommendation that city waive the requirement to cut down existing trees between lot 5990 and 5970 but an easement shall still be required to preserve future views and prevent new trees from obstructing that view corridor. (Kane/Williams)
    - PASSES 7-0-1 (Chair Abstains)

## ITEM 2: PRELIMINARY REVIEW

Project Name: Kistner Residence - 403 Sea Ridge Dr La Jolla, CA. 92037  
Applicant: Architect Mark D. Lyon, Inc  
Project Info: PRJ-1109256

Project Description: Coastal Development and Site Development Permit to 5,620 square foot remodel of existing single dwelling unit and add a 150 Square Foot 2nd story Accessory Dwelling Unit and add 260 Square Foot 2nd story deck at 403 Sea Ridge Ct. The 0.19 Acre site is in the RS-1-7 Base Zone, Coastal (Appealable) Overlay Zone (OZ), First Public Roadway, CHLOZ, Parking Impact OZ (Coastal and Beach), Transit Area OZ, TPA, and Sensitive Coastal OZ (Coastal Bluff) within the La Jolla Community Plan Area, Council District 1.

### Mr Leon is recused for this item only

- Applicant Presentation
  - Max .56 FAR allowed, Current home is .65 FAR, 800sf ADU exemption will lower the FAR to .58
  - New ramps to improve access and circulation, leveling out the split level nature of the project, adding elevators, no change to height but new roof over elevators,
  - front 2 gables will be removed, modernizing and simplifying design, removing trim and detail reduce perceived mass

- New drainage design to direct to catch basin
- All new landscaping
- View easements to be recorded on both sides
- Already ADU over home garage, designated as official ADU.
- Door widenings, lowering cabinets, pocket sliding doors, 36” doors throughout
- Discussion
  - Bluff Setback ( currently 16’ ) ... not proposing to change
  - Existing structure but have you done Geotech on the bluff stability (YES)
- Deliverables
  - Where are you increasing the impermeable area with ramps? Square footage and color coded.
- Public Comment
  - None

### ITEM 3: PRELIMINARY REVIEW

Project Name: Sadeghinia Residence - 1665 Torrey Pines La Jolla, CA. 92037  
Applicant: C.D.G.I. (Francisco Mendiola)  
Project Info: PRJ-0695698

Project Description: New 3920-square foot, two story plus basement single dwelling unit with 4 bedrooms, 4 car garage, and 6 bathrooms, Playroom, Spa and 4 car Gar

- Applicant:
  - West corner of Amalfi and Torrey Pines
  - Open plan, lots of glass,
  - Existing house is one story, this is 2 story over garage, proposed first floor is 6’ lower than existing (with garage basement even further below)
  - House will likely block some views of Torrey Pines but not ocean
  - Home proposes to move 4’ further North
  - Export Soil 3500 cf
  - Cantilevered decks to block line of site from TP but preserve ocean views from inside
- Public Comment:
  - Landers: (uphill neighbor to West and share driveway) Concerned to see setbacks and driveway, will he still have access during and after construction. Mud and failed walls for past 16 months, nothing been done.
  - Forbes: Watched this home over the years, Which yards are front and side (Torrey Pines Front, Amalfi Street Side), Is playroom free standing or interior, Will you have Paleo monitoring? (YES) Historic cleared? (YES) Drainage? Trench across street to access storm drain (YES). Will it disturb planting across street? (UNKNOWN)
  - Vice: Does it include easement along South PL. Paper Street?
  -
- Discussion:
  - Will you baffle light to protect darkness for neighbors (concern with so much glass)
- Deliverables:

- More context of neighboring homes and slope around you? Site Cross Sections and/or 3D renderings (include profile of existing house in sections to compare proposed)
- Aerial view of proposed plan on satellite image
- How much higher will new roof be than existing ridge
- Rendering for style in context
- New vs Existing Landscaping
- Driveway exhibit existing vs proposed and continuous access for neighbor.
- City comments on driveway issue
- Meeting between neighbors to discuss driveway
- Stormwater control plan and walk through that with us.
- Survey to confirm status of jog in Southern PL.
- Meet with neighbors present tonight.

#### ITEM 4: PRELIMINARY REVIEW

Project Name: 7715 Draper Ave La Jolla, Ca 92037  
Applicant: Rachael Reynolds  
Project Info: PRJ - 1108835

Project Description: Installation of antennas and RRUs in existing cupola. Cover opening in FRP to screen equipment. Equipment cabinet to be located below

- Applicant Presentation:
  - DishWireless Antennas in existing Cupola on Presbyterian Church
  - Current Netting in Cupola on 4 sides
  - One antenna in each of 4 openings
  - Covered/screened with tile to match mid-tone blue within arched opening
  - Setback in opening
  - Speakers will remain
  - DishWireless to lease this space from church, not finalized, but typically look for 25 years
  - Church already in favor of closing up opening.
  - Transmitting antenna only
  - Must comply with FCC guidelines
  - Power will be 9.1% of allowable standard, measured in plan ... could be lower at ground level due to height differential
- Public Comment:
  - Forbes: AC or transformer? (not proposed, no transformer at tower) panels will be at lower level in building not visible) Will there be removal agreement? (Yes)
  - Solomon: 5G (Yes)
- Discussion:
  - Would like to see how attached to building
  - Has historic reviewed? (no comments yet)
  - Why tile (church requested)
  - Recommend discussion with Rec Center.

- Good amount of parent representation at PDO objecting to wireless. 20% of parents removing children from school.
- Deliverable:
  - Attachment detail, how far setback
  - Comments from Historic Review

## ITEM 5: PRELIMINARY REVIEW

Project Name: 6483 Avenida Manana La Jolla, Ca 92037  
Applicant: Ron Holloway  
Project Info: PRJ-1114131

Project Description: BHA is processing a Coastal Development Permit for the repair of a rear yard slope at 6483 Avenida Manana. The Project involves the repair of a failed slope behind the residence.

- Applicant Presentation:
  - Uphill and downhill property owners present (and willing to sit next to each other)
  - Water runoff cause
  - Geo report says wood walls were non-consequential
  - This will strengthen the hill where failed.
  - Geogrid every 2' vertical and compacted as replaced
  - Revegetation hydroseeded, iceplant was there prior to failure (and remains on adjacent lots)
    - Removed iceplant, replanted with deep rooting plants, next door neighbor ran irrigation through medical emergency failed to turn it off.
  - Neighbors in good communication to plan deep rooting plants
- Discussion:
  - Suggest communicate with neighbors to replace iceplant
  - Slopes to direct subterranean water back to surface and riprap flow distribution then surface flow to yard below
- MOTION
  - Make FINAL (Jackson/Kane)
    - PASSES Unanimous
  - Findings CAN be made
    - PASSES 7-0-1 (chair abstains)