

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		Brian Williams	y
Kevin Leon	y	AJ Remen	y

NON-AGENDA PUBLIC COMMENT:

- Forbes – How much longer at Bishop’s? Future conflict of interest coming.

POSSIBLE ACTIONS ITEMS

ITEM 1: FINAL 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:

Coastal Development Permit for the proposed construction of a new 3920-square foot, three-story single dwelling unit with 4 bedrooms, 4 car garage, and 6 bathrooms and a spa at 1665 Torrey Pines Rd. The 0.20-acre site is located in the RS-1-5 zone, the Coastal (non-app) Overlay zone, and the Fire Brush Management zone within the La Jolla Community Plan and

Council District 1.

Applicant Presentation:

- Satellite Photos, existing vs Proposed,
- Existing vs Proposed section, 8' higher than existing at highest point.
- Shared new driveway plans and temporary drive for construction so no disruption to neighbors access.
 - Leon – Should have a visibility triangle.
 - Williams – More space to get off Torrey Pines before slowing down to driveway.
- Met with both neighbors
- Civil Engineer is here to discuss storm water management
- Torrey Pine Tree in the back will remain

Public Comment:

- Protected Torrey Pine Tree – don't believe plan provides adequate protection from construction. This is maintenance issue and should not require permit
 - Client does not want to leave tree either.
- Neighbor – Driveway preserved, concerned about temporary shoring, Doesn't understand water drainage.
 - Fixing current run-off problems
 - Fixing slope failure is required before CDP is approved.
- Forbes – City vault on other side of street?
 - Vaults are water tight
- Neighbor – Construction driveway will not overlap vault, All drainage is currently diverted to back corner at Torrey Pine tree, eroding tree, power pole, and his driveway. Needs to be addressed today.
 - This plan will fix this problem so it does not continue.

Committee Discussion:

- Leira – Would like to have a lay persons explanation of the before and after drainage plans
- Jackson – Have you applied for the emergency permit?
 - Yes, city merged them into one permit.
- Will – Deliver next time:
 - Layperson's drainage explanation
 - Community Character ... More Renderings
 - Separate emergency actions from new house so we can understand what happens first
 - Clarification from City on how permits are handled.
 - Better context photos, ground level AND satellite showing surrounding photos
 - Site sections through neighboring properties and homes
 - Revisit driveway connection at street, can you move it?

ITEM 2: PRELIMINARY REVIEW

Project Name: 7344 Brodiaea
Applicant: Benjamin Norouzi
Project Info: PRJ-1105943

Project Description:

LA JOLLA (Process 3) Coastal Development Permit & Site Development Permit to demolish an existing house and replace with 7,514 square foot three-story single-family residence at 7344 Brodiaea Way. The 0.70-acre lot is located in the RS-1-4 base zone, Coastal (non-appealable) overlay zone, Coastal Height Limit Overlay Zone (CHLOZ), Parking Impact Overlay Zone (PIOZ) and contains Sensitive Vegetation, Steep Hillside and Brush Management designations, all within the La Jolla Community Plan Area. Council District 1

Applicant Presentation:

- Existing 2000sf – long narrow lot on steep slope
- City has reviewed all height limit concerns and satisfied
- 5 bedrooms upstairs
- Living spaces at street level
- Game room spaces in basement and terraces with pool
- Overall height is 38’ (with 10’ grade differential) so it is compliant
- 7.45’ setbacks both sides

Community Discussion:

- Leira – Any public views (no)
- Remen – Angled setbacks should be from setbacks not from PL.
- Jackson – Will the neighbor be upset? (They still have views) Recommend knocking on neighbors door.
- Williams – Where is water going? Sump downhill then pumped up.
- Will – Lot area used for FAR? Please come back and explain lot size used for calculations.
- Remen – Open space easement dedication

Deliver for Next Time:

- Fix angled setbacks
- Talk to neighbor
- Accurate FAR calculations and lot size used for calculations
- Where is line of open space easement
- Street elevation of your house and two adjacent neighbors
- Site section from other side of street home down to below home and pool
- Construction staging plan, where will equipment, materials, workers park

ITEM 3: PRELIMINARY REVIEW

Project Name: 7280 Carrizo Dr
Applicant: Jeannette Temple
Project Info: PRJ-1109875

Project Description:

The project is for a Process 2 Coastal Development Permit to demolish an existing two-story single dwelling unit with detached garage to construct a new 15,987 square foot two-story single dwelling unit with subterranean basement garage, outdoor terraces, pool & spa, and associated site work, located at 7280 Carrizo Dr (APN: 354-214-0100). The 0.42 acre site is in the RS-1-4 Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area and Council District 1. The

project is located within the following Overlay Zones: Coastal Overlay Zone (N-APP-1), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone (Coastal).

Applicant Presentation:

- 7500sf of GFA, Massive basement is tucked in hillside and appears as one story from Carrizo.
- Footprint very similar to existing
- Lot is much higher than both streets. Driveway off of Country club into basement, another on Carrizo.
- Dedication on Country Club drive to curb and gutter.
- Roof deck to village
- Existing retaining walls may need to be replaced for structural reasons, there has been slippage
- 2 stories over basement, shade structure on roof
- City has reviewed Geotech report and satisfied
- Spoken to all neighbors
- Single story from Carrizo

Committee Comment:

- Big improvement over what is there.

Deliver Next Time:

- Height limit exhibits
- Site sections and which retaining walls will remain, what is new.
- Compare existing vs proposed
- More renderings the better

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