

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

**NON-AGENDA PUBLIC COMMENT:**

- No meeting on 7/9 meeting as scheduled on 7/16

**POSSIBLE ACTIONS ITEMS**

**ITEM 1: FINAL REVIEW**

**Kevin Leon recuses from this item.**

Project Name: Kistner Residence - 403 Sea Ridge Dr  
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 SQFT 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.

**Applicant Presentation:**

- Remodel for wheelchair bound owner
- Change to impermeable hardscape is a reduction from 36% going to 33% of lot area.
- Existing house is 5,620sf, addition to footprint is elevator and removing some living area to enlarge garage and make it accessible
- No height change
- No change to setbacks, granting two view easements to city down side property line.
- Non-conforming deck to be cut back to conformance
- Permit the existing area on second floor as ADU + Add 120 sf to that.
- Hardscape to honor 5' bluff setback

**Public Comment:**

- Will they be able to park in garage (applicant: yes and sidewalk will not be blocked)
- Existing slab deck in back must remain and wood over frame to bring level with house and capture water and divert to street.
- Did you get geotechnical report (applicant: yes, our expert also worked on the adjacent projects)

**Committee Discussion:**

- none

**Motion:**

- Findings CAN be made (Rasmussen/Fremdling)
  - PASSES 6-0-1

**ITEM 2: FINAL 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 GFA above grade, the rest is subterranean
- Largely the same footprint

- Height Complies
- Retaining walls moving back to new proposed PL following dedication as part of this permit.
- Neighborhood character does not have sidewalks, dedication of 3' to achieve 10' of curb/gutter
- Single story plus elevator penthouse from Carrizo side, 2 story plus penthouse visible from Country Club.

**Public Comment:**

- Solar: (yes) Where is AC and Pool Equipment? (Southern Corner of Lot – Not near neighbors Maser Bedroom)
- Lived on Carrizo for 50 years. Appreciate what they are doing. This is the right place for this building.
- Will this much glass reflection affect neighbors? (applicant: We have considered that, Energy efficient glass is by its nature low reflectivity)

**Committee Discussion:**

- Any existing trees remaining (applicant: No, there are no significant trees, plus removing walls.)
- Show us where the retaining walls are? (applicant: done)
- Are there any elevations or sections showing angled building setbacks (applicant shared drawing)

**Motion:**

- Findings CAN be made (Williams/Jackson)
  - PASSES 8-0-1

**ITEM 3: PRELIMINARY REVIEW**

Project Name: 5460 Linda Rosa Avenue  
Applicant: Paul and Andy Benton  
Project Info: PRJ-1109148

**Project Description:**

Unpermitted interior and exterior demolition and reconstruction of an existing single residential dwelling totaling 1,542 square-foot which includes an existing 400 square-foot Junior Accessory Dwelling Unit on a 4,314 square-foot lot located at 5460 Linda Rosa Avenue in the RS-1-7, Coastal Overlay (Non-Appealable-2) Zone, and Coastal Height Limit Overlay Zone Overlay Zone: Parking Impact-PIOZ-Coastal-Impact, and Transit Priority Area (TPA) of the La Jolla Community area. Process 2 - Coastal Development Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0702(a). A Coastal Development Permit issued by the City is required for all coastal development of premises within the Coastal Overlay Zone described in Chapter 13, Article 2, Division 4 unless exempted by (SDMC) Section 126.0704, or if the proposed project site lies completely within the Coastal Commission Permit Jurisdiction or the Deferred Certification Area as described in (SDMC) Section 126.0702(b).

**Applicant Presentation:**

- 1 story house substantially altered triggered a CDP.
- Proposed house is 20sf smaller
- Height and Setbacks stay the same., Windows changing.
- FAR proposed is 34.7%
- Maintaining Landscaping and drainage as existing.

- Brazilian Pepper will remain
- Encroachment into sidewalk will be fixed.
- Construction Permit for 50% remodel, Termites, Demo'd too much triggered CDP
- Prior Code Compliance for run down condition.
- Stucco Exterior, Regularize windows with painted wood trim
- Less than 15' overall structure. JADU is detached ... less than 13' tall.
- Tandem parking off alley
- Little Cottage Staying as a little cottage
- All 4 exterior walls remain (for both structures) except for over eager window openings and termite replacement.

**Public Comment:**

- none

**Committee Discussion:**

- none

**Motion:**

- Make This Final: (Jackson/Rasmussen)
  - Unanimous
- Findings CAN be made (Jackson/Rasmussen)
  - PASSES 7-0-1 (chair abstains)