

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) and copy Dani Sada (dani@willandfotsch.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. Please bring your own AV equipment if you would like to digitally present (no projector or TV will be available).

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.

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	NO	John Shannon	y
John Fremdling	y	Brian Williams	y
Kevin Leon	NO	AJ Remen	y

NON-AGENDA PUBLIC COMMENT:

- Kane: 7525 Hillside Status? Marengo: Working through issues, should be coming to construction soon
- 7674 Hillside Status? Finished drilling 180 caissons, Finish concrete January or February, by September structure will be complete

POSSIBLE ACTIONS ITEMS

ITEM 1: PRELIMINARY REVIEW

Project Name: 7227 Fairway Rd
 Project Number: PRJ - 1120571
 Address: 7227 Fairway Rd, La Jolla, CA 92037
 Applicant's Rep: Shani Sparks

Project Description: Coastal Development Permit for the demolition of a two-story single dwelling unit and construction of a 6,958 square foot two-story single dwelling unit and the basement. The project located at 7227 Fairway Road will include also associated site grading hardscape and landscape. The 0.45-acre site is in the RS-1-4 Base Zone, Coastal Height Limit Overlay Zone

(CHLOZ), Coastal Overlay Zone (COZ), Parking Impact Overlay Zone (PIOZ), Paleontological Sensitivity Area, Affordable Housing Parking Demand, Very High Fire Hazard Severity Zone (VHFSZ), Geologic Hazard Category, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1. This development is within the Coastal Overlay zone and the application was filed on August 28, 2024.

- Applicant Presentation: 11/12/2024
 - New home reduces second floor area, adds a basement, only 1' taller than existing.
 - 3000sf below allowable FAR
 - Driveway stay in same location
 - Regrading rear yard to reduce slope
 - Taking poor quality front fill material down 6'
 - Reviewed height limit and angled building plane
- Discussion:
 - How much export? (applicant: The least possible, 110 CY export)
 - 2nd floor does not exist where basement exists.
 - 2nd floor piece is 27' above grade
 - Single story area is 24' above subterranean access grade to garage
 - Pool Equipment is in a room in basement
 - Glass will not be reflective
 - Prefer to see construction management plans for parking, staging, trucks ...
 - Good project, an improvement over current
- Deliverables for next meeting
 - Landscape concept plan (differentiation between natural/native and ornamental vegetation/ and hardscape)
 - Drainage Plan Explanation, little more detail

ITEM 2: PRELIMINARY REVIEW

Project Name: 7231 Encelia Dr
Project Number: PRJ-1114404
Address: 7231 Encelia Dr, San Diego CA 92037
Applicant's Rep: Claude Anthony Marengo

Project Description: Coastal Development Permit to demolish a 3,500-square-foot single dwelling unit and to construct a ~~14,922~~ **11,043 SF (7,308 SF towards FAR)** square-foot two-story single dwelling unit over basement with associated site work, located at 7231 Encelia Drive. The 0.33-acre site is in the RS-1-4 Base Zone and the Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. This development is within the Coastal Overlay Zone (Non-Appealable) and the application was filed on June 10, 2024.

- Applicant Presentation: 11/12/2024
 - Corrected Floor Area **11,043 SF (7,308 SF towards FAR)** ... 14,922 is lot area.
 - Uphill side of Encelia,
 - 1964 home with multiple remodels

- Current home fronts on Alley and has walk out basement below.
- Proposed home 7,308 countable area in FAR
- Subterranean garage proposed from Encelia
- Carport access on Alley
- Increasing South setback (but adding second floor)
- Increasing front setback, keeping tree for neighbor to North
- 6' front setback allowed
- Elevated pool up to 6' setback, garden below
- Deck 30-35' back from Encelia
- Rhythm of neighborhood is to have the entry on alley.
- Comparative elevation shown from alley with neighbor homes, only slightly larger than neighboring homes.
- Discussion
 - Neighbor in development to East: Not happy with house. Too large for his neighborhood.
 - Leira: Would prefer to see more greenery to soften things up.
 - Will: this lot sits on transition between Encelia/Country Club neighborhood (with large homes) and Summit subdivision behind (smaller homes).
 - How many curb cuts (applicant: carport from alley, garage driveway from Encelia)
 - Where is pool equipment (applicant: I can box it into structure itself)
 - Construction Management Parking ... as soon as excavate should be able to park on basement pad.
- Deliver for Next Time
 - Angled Building Planes
 - Street Renderings from Encelia with landscape softening
 - Come back with Thumb Drive
 - Landscape Plan
 - Updated pool equipment location
 - Drainage Plan with color