

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

- TUESDAY 4 PM -

- Virtual Meeting via Zoom – Link [HERE](#)

- Presentation Materials via Google Drive – Link [HERE](#)

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 presentation and/or color renderings, Aerial photo and neighborhood context exhibits showing the proposed renderings or site plan in context.

-
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:

La Jolla CPA

Brian Will (Chair)
Glenn Rasmussen
Greg Jackson
John Fremdling
Kevin Leon

La Jolla Town Council

Diane Kane
Angeles Leira
John Shannon
Brian Williams
AJ Remen

NON-AGENDA PUBLIC COMMENT:

- Trustee Meeting Tomorrow

POSSIBLE ACTIONS ITEMS

ITEM 1: FINAL REVIEW (Kevin Leon recused from item 1)

Project Name: Kistner Residence - 403 Sea Ridge Dr

Project Number: PRJ- 1109256

Address: 403 Sea Ridge Dr, La Jolla, CA 92037

Applicant's Rep: Kevin Leon

Project Description: Coastal Development and Site Development Permit to demo and remove the existing 5,055 square foot single family dwelling unit and 622 square foot accessory dwelling unit. Construct new 4,861 square foot single family dwelling unit with roof deck and 800 square foot accessory dwelling unit 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.

- PRESENTATION – Kevin Leon
 - Remove and construct new
 - Maxed out on FAR, existing is over the allowable
 - Addressed comments and awaiting CPA for resubmittal
 - Pulling back from 25' setback 1st and 2nd floor
 - New vs old elevations
 - Increasing view corridors both sides
 - New vs old hardscape – reducing hardscape
 - Original house in 1983
 - Will not underground electrical lines
 - 4.5' taller than existing structure.
- MOTION
 - Recommend approval of this project (Jackson/Shannon)
 - **PASSES 4-0-1 (Chair abstains)**

ITEM 2: PRELIMINARY REVIEW

Project Name: Ellen Browning Scripps Neighborhood Park Sidewalk Widening Project

Project Number: PRJ-1135809

Address: 1160 Coast Boulevard, La Jolla, CA 92037

Applicant's Rep: Carlos Parra, Associate Civil Engineer, cparra@sandiego.gov

Project Description: Removal of approximately 450 linear feet of an existing 5-foot-wide concrete sidewalk and the installation of a new 10-foot-wide concrete sidewalk as a replacement. The scope includes minor grading as needed and relocation of existing irrigation. The project site is located at the Ellen Browning Scripps Neighborhood Park at 1160 Coast Boulevard.

- PRESENTATION – Carlos Parra/Mayra Medel
 - Many pedestrians walk off sidewalk and grass is dead, this widening should improve the situation
 - Parks and Rec (turf and irrigation) + Transportation Department (sidewalk demo and construction)
 - 6-10 parking spots may be temporarily occupied during concrete pour
 - No trees being removed, proposing CEQA exemption
 - Hoping for November hearing officer determination
 - 2 phases with trucks likely parking at either end (one at a time)
 - Sidewalk tappers at S/W so as not to impact trees and signage
 - Looking for funding for additional sod/reseeding elsewhere in the park.
 - SHANNON – Potential sink hole at corner of Coast and Coast.
 - Janette Williams – 4-6 weeks for everything or per phase (total)
 - K Neel – What will the permit fees be (city projects only charged per hour)
 - B Evans (LJ Parks & Beaches) – Consider this a gift from the city and appreciate their work on this.
 - WILLIAMS – Will this lead to more vendors to occupy wider sidewalk. Is this resolved with

new regulations? (Bob responded and it has gotten much better and Rangers active enforcing rules.)

- MOTION
 - Make final (Jackson/Williams)
 - PASSES 6-0-0
 - Recommend Approval (Shannon/Jackson)
 - PASSES 5-0-1 (chair abstains)