

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.

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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.

COMMITTEE MEMBER ATTENDANCE:

| <u>La Jolla CPA</u> | | <u>La Jolla Town Council</u> | |
|---------------------|---|------------------------------|---|
| Brian Will (Chair) | y | - vacant - | |
| Glenn Rasmussen | y | Angeles Leira | y |
| Greg Jackson | y | John Shannon | y |
| John Fremdling | y | Brian Williams | y |
| Kevin Leon | y | AJ Remen | y |

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS

ITEM 1: PRELIMINARY REVIEW

Project Name: 1510 Soledad Avenue
Project Number: PRJ-1137775
Address: 1510 Soledad Avenue, La Jolla, CA 92037
Applicant's Rep: Patrick Vercio

Project Description: Coastal Development Permit and Public Right-of-Way Vacation to include the vacation of excess right of way originally intended for street purposes. The project also proposes constructing a new 4,494-square-foot, two-story single dwelling unit, 1,205-square-foot basement, and an attached 780-square-foot, two-story accessory dwelling unit (ADU) on a vacant lot located east of Cowrie Avenue and Soledad Avenue, also known as Assessor's Parcel Number (350-231-1500).

Applicant Presentation: (Patrick Vercio, Haley Duke, Tony Crisafi)

- Vacant Lot

- L Form follows contours, ADU at East corner, Driveway on Soledad towards West, Entry on Soledad
- Buried basement and small slider to lower backyard at lower grade
- Main level steps down below street level
- Small second story setback on West side and another small piece to East over ADU
 - Second floor elements are separated
- Max plumbline is 28' tall
- Spanish stucco style, wood accent shutters
- Provided site sections and renderings, as well as street montage
- FAR .54 allowed, Proposed .52
- Showed lines of ROW to be vacated
- Project proposes to reroute and re-activate plugged drainage improvements
 - Currently inprocess to route around West of property, considering moving to East, there is no Easement in place for
- 4 street trees along soledad, still under review what is required along Cowrie, but applicant will oblige
- Committee Comments
 - Williams: How does vacation work?
 - applicant: only slightly wider and still allows city standard parkway
 - Angeles: Are you the only owner entitled to this portion
 - app: yes, this has happened up and down Soledad and this continues the existing pattern)
 - Williams: Why does city give land away
 - app: when the lot was created and lot owners owned the land, roadways offered to city at no cost from owners in exchange to develop roads, the city can abandon and revert to original owners
 - Will: Would have preferred to see vacation include more of peninsula
 - app: required too much consensus from neighbors, city prefers that too. Adding sidewalk, bringing it all into conformance, treat it like greenway, let owners take care of it. Landscape will continue outside of PLs.
- Bring Next Time
 - Share Topo Plan, Grading Plan
 - Landscape Plan on and off site
 - What currently exists in the neighborhood
 - Clear layout of storm drain existing and proposed
 - Elevation along Soledad with landscaping and buildings
 - Take existing South elevation add photo to make montage
 - Fenestration near adjacent home