

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 (brian@willandfotsch.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)	n	-Vacant -	
Glenn Rasmussen	n	Angeles Leira	y
Greg Jackson	y	John Shannon	y
John Fremdling	y	Brian Williams	y
Kevin Leon	y	AJ Remen	n

NON-AGENDA PUBLIC COMMENT: None

POSSIBLE ACTIONS ITEMS

ITEM 1: PRELIMINARY REVIEW

Project Name: 6555 El Camino del Teatro

Project Number: PRJ-1137273

Address: 6555 El Camino del Teatro, La Jolla, CA 92037

Applicant's Rep: Sarah Abalos

Project Description: Demolition of existing single dwelling unit with garage of 2,749 square feet, and new construction of a two-story single dwelling unit of 4,495 square feet over basement of 759 square feet. New construction will also include an attached 3 car garage of 1,067 square feet and 1 car carport, along with a 639 square foot detached accessory dwelling unit at 6555 El Camino Del Teatro.

Applicant Presentation:

- 2,691 existing, originally built in 1955

Agendas and Committee Reports are available online at www.lajollacpa.org
Please contact info@lajollacpa.org with questions/concerns.

- Preliminary review for historical– deemed non historic
- Residence is located on corner of Muirlands Dr where S curve is
- .34 FAR – Proposed new building footprint is 4,415 sqft, and an additional 2,830 sqft basement with subterranean parking does not count towards GFA
- Island Architects invited surrounded neighbors, only north neighbor showed up and didn't convey any notes of what he liked or did not like
- Shift driveway to higher elevation and to move it from s curve off Muirlands dr
- Red line – existing residence
- Blue line – proposed plans
- Moved main house back – 60 feet from front yard side back to get driveway slope up to desired elevation
- Did go in for a single disciplinary review for height, met with city, received confirmed that residence does comply with height limits
- ADU – one level structure – 13ft form grade to top of roof
- Basement level 398'
- Building Hi point:434'
- Adding a couple small retaining walls
- Grade is same at existing and proposed on east side of proposed house
- Off white stucco with board foam concrete for vertical elements
- Stone finish near entrance
- Aluminum clad doors and windows
- Wood garage door, accents and metal gutters.
- Flat roof

Committee comments:

Williams

- Storm water mitigation? Existing impervious sqft is 5,299 sqft. Proposed impervious is 6,656 sqft
 - Bio retention area onsite

Shannon

- Flat roof – Curious how that is created? Is it walkable? Shannon is concerned about standing water.
 - Slight slope but it'll likely be some type of membrane, like a hot mop. Proposed metal roof with gutters

Greg Jackson on behalf of Angeles Leira

- Height – whether height should be measured form finished grade or not
- Roger Sammon – Use for basis for height judgement – chapter and verse, 113.0270(a)(4)(B)(i), Diagram 113-02NN, and Diagram 113-02J
- Curious that no neighbors showed up? Only one neighbor stopped by for a short amount of time. Roger Sammon: Dropped off at mailbox and left contact information 2 weeks prior to presentation. Island Architects will continue to keep open contact for future review.

Leon

- Is the city requiring any public improvements on the curb?
 - Roger Sammon – On first review, yes, however it's considered a 'two-way collectors street' which would require a 14-foot sidewalk. Had to meet with city to address with retaining walls, this has since been waived.
- Proposing a 30" sidewalk which is the same as the property south – curb cut with gutter
- What is the material for roof? Non glare for neighbors
- Standing seam, need to pick out materials to reduce glare for neighbors
- No solar panels in plans but owner intends to use solar panels. Solar panels help standing water

Fremdling

- Existing site is very wooded/heavily planted?

Angeles

- Why has the sidewalk been waived?
- Bring back section from house, continuing up hill to house from above – views from house above?

Chris Murphy

- How many yards of earth work will be exported?
- Shoring? Have not finalized builder yet so still need to work out those logistics

Deliver Next time:

- Location of solar panels – confirm finished elevation
- Need landscape plan and what landscape will be salvaged
- Roof material?
- Section through site to east to analyze potential view blockage from house above