

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)	y	-Vacant -	
Glenn Rasmussen		Angeles Leira	y
Greg Jackson	y	John Shannon	
John Fremdling	y	Brian Williams	y
Kevin Leon	y	AJ Remen	y

NON-AGENDA PUBLIC COMMENT:

- None

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: 636 Nautilus St
Project Number: PRJ-1138370
Project Address: 636 Nautilus St, La Jolla CA 92037
Applicant: Marengo Morton Architects, Inc

City Project Description:

LA JOLLA (Process 3) Coastal Development Permit and Map Waiver to subdivide a lot into two lots and convert two existing single dwelling units into two condominium units, located at 636 and 638 Nautilus Street. The 0.23-acre site is in the RM-1-1 Base Zone, Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan Area. Council District 1.

Applicant Project Description:

Project located in the La Jolla Community Plan, we are requesting a Discretionary review for a Map Waiver Process 3. We are proposing a map waiver to separate the (2) existing residential units to (2) condominium units and add an additional condo unit for a total of (3) condominiums, this would be achieved by the existing unit in the front and the conversion of the unit in the back. Submittal to address Code Enforcement case number CE-0531965. The project is located in a 10,191.66 sq ft lot (0.23 acre) and is located in the RM-1-1 Zone in the Coastal Overlay Zone N-APP-2, within the La Jolla Community Plan.

- Applicant Presentation:
 - Separate to existing units to 2 condos and add a 3rd unit
 - Map Waiver
 - Existing 3 units code violation in 1974
 - Consolidating front 2 units into one (2,052sf) and then adding 2-story 3rd unit in-between and detached from other structures (2054 sf), existing rear unit is (1096 sf). 5202 sf total
 - 3 existing parking spaces and 2 curb-cuts in the front yard
 - New parking will be 2 in front and 2 in rear off alley
 - Adding landscape at front middle parking spaces to be removed.
 - Side hedge to remain
 - 23'-4" tall, flat roof, 10' ceilings
- Questions:
 - Remaining front parking will be outside front setback? (applicant: yes and contending both driveways will remain)
 - How will construction access (app: from alley through 10' east setback ... future parking)
 - Where does trash go (app: should be off alley individual bins, but currently off Nautilus with white bins behind fence)
- Bring Next Time
 - Landscape in green, contrasting color for buildings and hardscape
 - Clear idea whose property trees are on and what remains
 - Would like to see isometric of proposed two story with single story buildings on-site and neighboring two-story on both sides.