

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	Claude Anthony Marengo	y
Glenn Rasmussen	y	Angeles Leira	y
Greg Jackson (Host)	y	John Shannon	y
John Fremdling	y	Hafsa Ammermann	y
Kevin Leon	y	AJ Remen	y

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTION ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: 6216 Camino De La Costa
Project Number: PRJ - 1155782
Address: 6216 Camino De La Costa, La Jolla, Ca 92037
Applicant's Rep: Stuart Stielau

Project Description: Demolition of an existing two-story single dwelling unit and the construction of a new two-story, 17,124-square-foot single dwelling unit over a basement, including a lower level with 3,570-square-foot habitable space and 6,994-square-foot non-habitable space, a main level with 4,320-square-foot habitable space and 2,236-square-foot attached garage space, a new driveway, pool/spa and associated site improvements. The 0.74-acre site is in the Residential Single Unit (RS-1-5) Zone, the Coastal (Appealable) Overlay Zone, the Coastal Overlay First Public Roadway, the Parking Impact Overlay Zone (Beach Impact), the Sensitive Coastal Overlay Zone, and the Transit Priority Area within the La Jolla Community Plan Area.

- **Applicant Presentation**

- Neighborhood meeting on 8/12 – feedback was implemented – applicant improved design by pulling in overhangs over garage and lowered roof heights by 7”
- Exterior materials
 - Travertine slab
 - Metal zinc roofing
 - Teak siding
- Side elevation (north and south): Windows and openings are left on high side to preserve neighbors privacy
- Elevations:
 - Highest ridge/roof: proposed: 29’8”
 - Chimney: 30’ -0”
 - Setbacks
 - Front: 10’
 - Interior Side Yard: 5’
 - Rear 30’6”

- **Discussion**

- Public Comments

- Sally Miller – Questions: How will this affect the area? Non-glare glass? Where is the equipment for pool and AC? What is purpose of lift in the garage?
 - Applicant answers:
 - Remain at a single-story home from street level
 - AC will be in own segmented area
 - Pool equipment will be stored under the pool
 - Lift is for client’s car collection
- AJ Remen – Presenting a member of the public, commenting on client’s behalf, recused himself as a committee member
 - Primary concern: North clients are worried about setback and extent to how far pool goes out to the ocean
 - East clients are happy that the applicant has lowered the roof lines to preserve some for their view.
 - East clients and appliance have agreed to maintain the foliage’s effect on views. The previous owners had a shared agreement to maintain vegetation so it doesn’t grow into their westward views

- Committee Comments

- Angeles Leira
 - Requested: Section of how much dirt is being removed and added. Sqft breakdown, how much will be underground, ensure underground excavating is not conflicting with caves underneath
 - Existing Topo
 - Runoff control

- View corridors
 - Mechanical equipment in drawings and exact sizing of it
 - Montage of street with neighboring properties
- John Shannon
 - Acknowledging the site per the description of the deed. Map 1810 – Rectangular shape.
 - Mean high tide has been located and recorded
- **Deliver next time**
 - Clear description of how much dirt/fill that will be removed from site, brought on to site, or moved within site.
 - If possible, illustration of what a pedestrian on the sidewalk will see looking down the view corridors on north and south site of property.
 - Montage showing how proposed house and landscaping will look set into photo of current streetscape including properties to the north and south, ideally with similar image of current state.
 - E-W section through property illustrating where there will be excavation, fill, or support structures (such as the "collection space"
 - Clear description of drainage patterns within the site and how water will be collected and/or redirected.