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.**

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		**La Jolla Town Council**	
Brian Will (Chair)	x	Claude Anthony Marengo	x
Glenn Rasmussen		Angeles Leira	
Greg Jackson	x	John Shannon	x
John Fremdling		Mokyou Hyun (Pending Ratification)	x
Kevin Leon	x	AJ Remen	x

NON-AGENDA PUBLIC COMMENT:

POSSIBLE ACTIONS ITEMS:

ITEM 1: PRELIMINARY REVIEW

Project Name: 240 Rosemont St
Project Number: PRJ-1158136
Address: 240 Rosemont St, La Jolla, CA 92037
Applicant's Rep: Claude Anthony Marengo

Project Description: Proposed development/action(s): Coastal Development Permit (Process Two) for revisions to a 0.11-acre multi-dwelling unit site consisting of two detached, three-story dwelling units. The project proposes the remodel and additions to the existing 1,493-square-foot dwelling located at 240 Rosemont Street, including a 146-square-foot second-floor addition, a 394-square-foot third-floor addition, and the reconfiguration of the structure to include a second-floor dwelling unit and a new 638-square-foot third-floor Accessory Dwelling Unit (ADU). No work is proposed to the detached, three-story, 2,170.25-square-foot dwelling located at 232 Rosemont Street. The site is located in the RM-1-1 (Multiple Dwelling Unit) Base Zone, the Coastal (Appealable) Overlay Zone, the Coastal Height Limitation Overlay Zone, the Earthquake

Fault Buffers, the Geologic Hazard Category 12, the Mobility Zone 2, the Parking Impact (Beach) Overlay Zone, the Transit Area Overlay and the Transit Priority Area Zones within the La Jolla Community Plan and Local Coastal Program Land Use Plan area.

Applicant Presentation:

- Applicant Presentation of Plans and setbacks
- No touching the ground, just 2nd and 3rd floor additions over existing structure.
- Adding 638sf for ADU. .72 FAR plus the ADU.

Discussion:

- Miller: Prefer this to what is currently there. How does this affect neighbor to East (app: They are higher, no change in profile when looking West.
- Shannon: Concerned of impact to neighbor (app: Their line of site remains passing North of 3rd floor structure) How are utilities handled? (app: shared meter for water, electrical, gas)
- Leon: They are attached buildings (app: yes, they are structurally attached) How does that affect Prop D overall structure.

Action:

- Deliver for next time
    - Show Prop D overall structure for both parts of the attached buildings.
    - Final direction on SE corner street setback

ITEM 2: PRELIMINARY REVIEW

Project Name: 447 Nautilus St
Project Number: PRJ-1125215
Address: 447 Nautilus St, La Jolla, Ca 92037
Applicant's Rep: Jess Gonzales

Project Description: A coastal development permit (CDP) to demolish (2) detached two-story single dwelling units and to construct (2) detached two-story single dwelling units (lot a 3,001 square feet & lot b 3,024 square feet), each with 2-car garages and a detached accessory dwelling unit located on top of each garage (each 401 square feet). The 0.15-acre site is located at 447 and 449 nautilus street (APN: 351 -350-1100) in a transit priority area, transit area overlay zone, parking impact overlay zone (beach), coastal overlay zone (non-appealable), mobility zone 2, and rm-1-1 base zone within the la Jolla community plan area. Council district 1.

Applicant Presentation:

- South side of Nautilus, first lot West of Car wash

Discussion:

- Jackson: What is the total area of what is there (app: approximately doubling), Where will compressors going (app: likely garden area in between two structures)
- Leon: Are the garages counted in FAR (app: including that as the ADU) Angled side yard setback
- Marengo: How are you satisfying the main house parking if garages are part of ADU.
- Shannon: Want to see tubs, "Lote"
- Miller:
    - Any historic designation: (No)
    - Current one curb cut on Nautilus (Yes, elim, only use alley)
    - Concerned for construction trucks (access from alley, park as many on site)

- What will be landscape

Action:

- Deliver next time
  - Renderings: what does the building look like?
  - See what the West neighbor looks like. (view of building and adjacent building from Nautilus)
  - Show the angled side yard setbacks – check if small lot doesn't require them.
  - Show two sides of carport open
  - Full site section and elevation with main and ADU on one view

ITEM 3: PRELIMINARY REVIEW

Project Name: Fialko Residence
Project Number: PRJ-0225451
Address: 5815 La Jolla Mesa Dr, La Jolla, Ca 92037
Applicant's Rep: Ed Siefken

Project Description: Coastal Development Permit and Site Development Permit; Process 3; Revegetation and restoration of previous grading on Environmentally Sensitive Lands, and improvements to the existing SFD including new basement garage, ADU, portico, pool house, office, and an extension of the existing garage. The proposed project is located at 5815 La Jolla Mesa Dr in the RS-1-2 Zone within the La Jolla Community Plan (Council District 2).

Discussion:

- Explain curb cuts
- Any views blocked

Action Item:

- Clear list of code compliance items and visuals to explain what was, what will be
- We are lost as to total scope of work
- Crisp presentation on new building
- Color coded highlight of what is going on.
- 3D or renderings are exceptionally helpful.
- Satellite view of yours plus neighbors, color coded on satellite view where you are expanding and where you are going up?
- Street montage