

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
2ND AND 3RD TUESDAYS; 4:00PM

This meeting will be held online. You must register in advance to attend. Instructions and links are at <https://lajollacpa.org/ljcpa-online-meeting-instructions/>

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/2022-agendas/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than **24 hours before the meeting** . This should include the following:

- Your submitted drawings in a single PDF (required)
- Your most recent Assessment Letter and Cycle Issues combined in a single pdf (required)
- Your presentation slides (if to be presented) in a single pdf (optional)

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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. *Plans are available for in-depth review 24 hours before the meeting on the LJCPA website or by contacting the project manager at the city's Development Services Department before the meeting.*
 3. *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.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

- Merten – Concerned that DSD has approved so many projects that do not comply with municipal code. Kane requested ad-hoc committee to review/report and request city to comply with Muni code. Please contact Diane Kane if you would like to contribute.
- Shannon – “Next Door” comments concerned about Home Depot center in Clairemont. How to get on list to stay apprised? City has no method, (Jackson – you can sign-up for notification in Accela)
- Code update cycle starting again – Separation of structures and retaining walls for overall height, basements in FAR, Technical description of view corridors, carports

POSSIBLE ACTIONS ITEMS:

ITEM 1: ~~FINAL REVIEW 1/17/2023~~

Project Name: ~~Sonoka Residence~~ 6432 El Camino del Teatro
Applicant: ~~Lauren Williams~~
Project Info: ~~PRJ-1067856~~

~~Process 3 Coastal Development Permit and Site Development Permit for the demolition of an existing single family residence and the construction of a two-story, 7,982 square foot single family residence located at 6432 El Camino Del Teatro. The 0.43-acre site is in the RS-1-5 Zone within the La Jolla Community Plan area. Council District 1. This development is within the Coastal (Non-Appealable) Overlay Zone~~

~~12/20/2022 Applicant Presentation:~~

- ~~Lots of commendation for design, which greatly improves streetscape and seems highly appropriate to the hillside~~
- ~~Requests for next time:~~
 - ~~stormwater retention plan~~
 - ~~landscape plan (encourage use of hillside appropriate plants consistent with wild vegetation)~~
 - ~~more detail in cross-section and other plans on how structure, retaining, and hillside walls will work and look~~
 - ~~photo montage showing proposed house in context from street, aerially, and if possible from below~~
 - ~~grading plan (especially details of how much dirt might be added to or removed from site)~~
 - ~~initial thinking about construction staging and logistics, especially any likely effects on street or neighbors~~
 - ~~detail on steep slopes requirements and how the house, pool, and other items comply~~
 - ~~detail on how construction might affect neighbors, and their reaction and comfort with this~~
 - ~~reconsider pool depth at least, perhaps having a pool at all given SoCal's water futures.~~
 - ~~grading plans and existing topo map with building heights and retaining wall heights clearly shown~~
- ~~Williams to let will know by Thu before whether she wishes to present at 1st DPR in January,~~

ITEM 2: PRELIMINARY REVIEW 1/17/2023

Project Name: 7056 Vista Del Mar
Applicant: Roger Sammon
Project Info: PRJ-1060098

(Process 3) Coastal Development Permit at an existing two-story single family residence for a proposed remodel, 749 square foot attached accessory dwelling unit, and 333 square foot deck. The 0.13-acre site property is located at 7056 Vista Del Mar Avenue in the RS-1-7 zone and Coastal (Appealable) Overlay and Coastal Height Limitation Overlay Zones within the La Jolla Plan area, Council District 1.

1/17/2023 – Presentation

- Project Orientation, second floor added in 1986
- Existing non-conforming house (over FAR) awaiting update to ADU code to add max 800sf
- Existing has over-height element. New addition complies with height limits.
- Presented to neighbors included next door to North (only affected by update)
- Comments:

- Merten – plan difference on orientation of gable in North addition. (gable facing west is the latest) Merten – concerned about 24’ angled building envelope at setback.
- Leira – FAR questions. Where is garage? How many units total (2: main house + ADU) Uncomfortable with recommendations on projects when code is not finalized. Does addition follow required setbacks? (yes)
- Fremdling – Where is access to ADU? (North side)
- Merten – Is it within beach parking impact? Would prefer to see parking for ADU.
- Kane – Adding any area to main house, non ADU? (yes, filling in covered area already included in FAR)
- Deliver for next time:
 - Angled setback
 - Parking for ADU required
 - Aerial photo with adjacent buildings. Show additional area.
 - Explanation of Findings ... Does parking impact affect findings? Special findings needed to increase FAR?
 - Send copy of current vs Proposed code at issue here.

ITEM 3: PRELIMINARY REVIEW 1/17/2023

Project Name: 6825 La Jolla Blvd.
Applicant: Scott Frontis
Project Info: PTS-693412

(PROCESS 2) Easement Vacation to vacate sewer easement and Coastal Development Permit to convert 1-story residence to mixed use retail & office space with Junior Accessory Dwelling Unit and add 2nd floor residence located at 6825 La Jolla Blvd. The 0.13-acre site is in the La Jolla Planned District-4 and Coastal (Non-Appealable) Overlay Zone and Coastal Height Limit Overlay, Parking Impact Overlay Zones, and within the La Jolla Community Plan area and Council District 1.

1/17/2023 – Presentation

- Project Orientation, mixed use, commercial space attached to first residential unit, 2nd 2-story unity with attached ADU. 3 residential units total. 1.3 FAR allowed, .98 proposed.
- Comments:
 - Jackson – Seabreeze neighbor typically blocks alley. (applicant: owner is aware and has discussed with neighbor)
 - Kane – Explain commercial space intent (app: owner intends to keep their financial services business there) Signage? Reviewed by PDO? (Intend very low impact signage) Parking for business (Yes, one space supplied).
 - Gaenzle – Cycles require 15’ rear setback? Question about density/ADUs. (app: JADU removed, ADU proposed instead and allowed to encroach rear setback.) Would like to see cleared cycles.
 - Leira – Commend widening sidewalk. Don’t like 6’ breezeway between buildings.
 - Kane – There is a neighborhood streetscape plan in the works. Advise connecting with them. Contact Trace Wilson.
 - Fremdling – cool that they encapsulated existing building. Live work is what should happen in this area.

- Deliver for next time
 - Exhibit of improved sidewalk street scape.
 - Show windows in breezeway
 - Aerial Photo showing nearby buildings with proposed footprint overlaid. Include photos of adjacent (see below comment)
 - What adjacent? East and South

ITEM 4: PRELIMINARY REVIEW 1/17/2023

Project Name: 625 Wrelton Dr
Applicant: Phil Quatrino
Project Info: PTS- 696528

(Process 3) Coastal Development Permit to amend CDP No. 91-0400 for remodel and addition to existing two-story residence to become a three-story residence located at 625 Wrelton Drive. Work to include 186-square-foot first floor addition, 2,074-square-foot second floor addition, 115-square-foot penthouse, and decks. The 0.29-acre site is in the RS-1-7 Zone and Coastal Overlay (Appealable) Zone and Coastal Height Limit Overlay Zone within the La Jolla Community Plan area.

1/17/2023 – Presentation

- Amendment to older CDP
- Changing to flat roof modern style, adding second floor area over East wing single story portion of house. .55 FAR allowed, .51 proposed.
- Comments:
 - Kane – Changing style, current style has lots of small volumes, Can you show us 3D views. Will back unit be updated to match? (app: already a flat roof “box”)
 - Costello – Have you spoken to neighbors (app: owners have been in conversation) Try again. Cycles mention standard sidewalk. Please push back against city. Current pad has/had slope. Are there ESL steep slopes? Not a fan of the architecture style change.
 - Fremdling – Currently stripped to studs. Why?
 - Leira – Don’t agree with “CDP amendment” seems like a new project.
 - Costello – Don’t like starts/stops to construction. Debris container sitting there this whole time. Can it be removed until permitted construction resumes?
 - Kane – Was work done with benefit of permit? Was this subject to historic review? Is there a coastal view corridor.
 - Jackson – Feels hopelessly off the rails with proper permit process. Applicant admits having never seen project site. What is actual intent for construction?
 - Miller – Is 3rd floor allowed (yes)
- Deliver for next time
 - Materials board or rendering
 - 3D or Isometric to demonstrate articulation of form.
 - Color plans to show new additions.
 - Before and after aerial (satellite) photo.
 - Demonstrate how modern style fits community character, which is already eclectic.
 - Remove debris container until permitted construction begins
 - 2 site sections from Tourmaline parking lot to street
 - Need to know status of permitting and past construction

