LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday January 9, 2018 – 4:00 pm La Jolla Recreation Center – 615 Prospect Street, Room 1 La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. APPROVAL OF MEETING MINUTES

Meeting December 19, 2017

3. FINAL REVIEW 1/9/18

Project Name: 7247 Fairway CDP Permits: CDP

7247 Fairway CDP

Project No.: 579283 DPM: Morris Dye

Zone: RS-1-4 Applicant: Eduardo Frischwasser

(Process 2) FLAT FEE Coastal Development Permit to construct a 6,444.3 sq ft, 2 story residence over underground garage and mechanical room and a 643.7 sq ft guest quarters over basement, located at 7247 Fairway Road. The 0.44 acre site is located within the RS-1-4 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area, Council District 1. This is an Amendment to CDP (99-0249).

APPLICANT PRESENTATION (12/19/2017) Eduardo Frischwasser

- Lot empty for 20 years, 99 CDP demo. was executed, never built
- Figure/Ground study consistent with neighborhood
- Photo survey of neighborhood
- Project siting (20' front and back setbacks)
- Sunken garage and motor court to reduce driveway height
- Main level of house at existing pad grade with floor above which follows grade at rear.
- House terraced and pressed back into hillside
- Retaining wall to create light wells on South side

PUBLIC COMMENT (12/19/2017)

• None

SUBCOMMITTEE DELIBERATION (12/19/2017)

- Are there active CCRs?
- Good use of existing topography
- .45 FAR allowed, .40 proposed
- Tea room is included in FAR even though open air
- Float PV panels under height of parapet + gravel

- Community plan requires new projects fit with character doesn't seem to fit context.
- Look at side P/L retaining wall heights and determine if 6' is maximum

FOR NEXT MEETING

- Confirm there are no active CCRs
- Show section through hillside stepped garden under north side of building
- Streetscape comparison with houses next door (two of each side)
- City review of retaining wall heights (6' in side setback)
- Consider softening the façade of the pool wall visible from street.
- Height Issue, confirm city sign-off on Prop D limit
- Community plan requires new projects fit with character Demonstrate how your project fits with the existing character

4. PRELIMINARY REVIEW 1/9/18

Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: Knauss Spa Permits: CDP / SDP

301 Sea Ridge Drive

Project No.: 578166 DPM: Morris Dye Zone: RS-1-7 Applicant: CA Marengo

(Process 3) Coastal Development Permit and Site Development Permit to amend CDP No. 89-0762 and Sensitive Coastal Resource Permit No. 89-0762 for the addition of a spa, site walls, fences, walkways and equipment enclosure to a single family residence in a sensitive coastal property. The 0.20-acre site is located in the Coastal (Appealable) Overlay at 301 Sea Ridge Drive in the RS-1-7 zone of the La Jolla Community Plan area.



MEETING PROTOCOLS

- 1. The Meeting will proceed in three parts:
 - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
 - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- 2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
- 3. The Committee may, by a unanimous vote, proceed to consider a vote of recommendation on a project presented for Preliminary Review.
- 4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.