

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday June 18, 2019 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

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 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. If another member of the public has already said the same thing tonight or at a previous meeting, please move on to new information. It is not necessary to repeat previous comments.*
 4. **Applicants:** *Please present your project as succinctly as possible. Speak clearly and CONCISELY.*
-

1. NON-AGENDA PUBLIC COMMENT

- 2 minutes per person
-

2. APPROVAL OF MEETING MINUTES

- Meeting June 11, 2019
-

3. FINAL REVIEW 6/18/2019

Project Name: Bird Rock Condos – 5656 La Jolla Blvd
Permits: CDP/TM
Project No.: 595139 DPM: Pancho Mendoza
Zone: Applicant: Robert Bateman
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/595139>

LA JOLLA: (Process 3) Coastal Development Permit and Tentative Map for the creation of four residential condominium units and two commercial condominium units under construction at 5656 La Jolla Boulevard. The 0.17-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

6/11/2019 – APPLICANT PRESENTATION - Bateman

- 4 residential + 2 commercial condos
- No different construction, project received CDP recommendation from this committee.
- Drawings for building have not changed. Just tentative map for condos.

- Lift for parking added significant cost. They would not have used it if they could fit another space.

6/11/2019 – PUBLIC COMMENT

- Alcorn – This is the standard procedure to make condos, seems appropriate.
- Alcorn – Who is architect (response: Marengo Morton)
- Alcorn – Lift as last resort is expensive but how practical? 600sf loading area is USUALLY vacant (which could add potential parking).

6/11/2019 – COMMITTEE DELIBERATION

- Leira: Any comment from city on affordability? (response: no comments from city, condos still add a lower entry point to ownership)
- Gaenzle: First floor parking security vs public access? How does public use tandem spaces? (response: unknown, one space is actually a 3 car lift)
- Leira: Would like owner to explain how parking can be utilized. (response: Condo plan will include the data of which parking spaces are designated to which units) Would like to see allocation of common space, private outdoor space, parking designations.
- Jackson: Employee parking needs to be reasonably convenient to prevent employees parking on street.
- Will: walkability is adequate for commercial patrons, but don't want employees parking in residential zones all day long.
- Leira: How is additional area in rear used? (response: 600sf Loading area and striped walking for ADA parking.)
- Jackson/Leira: Where is trash pick-up? (response: rear of condo)
- Gaenzle: Bird Rock Station parking is similar, added large gate, no customer parking available.
- Collins: How does tandem parking work for commercial
- Leira: Project approved as apartment and commercial is different than condos. Management can “manage” parking issues. Want to work to resolve future problems with 6 independent owners.

6/11/2019 – DELIVER FOR NEXT PRESENTATION

- Heavy color pen to identify allocation of parking, outdoor area, trash (per unit)
- How will owner handle parking security? How enforce designated parking? With/Without Gate?
- Persuade us that the parking plan works.
- APPLICANT WILL RETURN NEXT WEEK

4. FINAL REVIEW 6/18/2019

Project Name: 2677 Brookmead Ln
Permits: CDP
Project No.: 630967 DPM: Xavier Del Valle
Zone: RS-1-2 Applicant: James Alcorn
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/630967>

LA JOLLA - (Process 3) Coastal Development Permit for the construction of a new residential single dwelling unit and attached garage for a total of 11,100 square feet of construction on a vacant lot located at

2677 Brookmead Lane. The 1.28-acre project site is located in the RS-1-2 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

6/11/2019 – APPLICANT PRESENTATION - Alcorn

- 1.28 acre site in LJ Farms. 9,500sf house, 1,600sf garage, 11,000sf total under single story
- Architectural element to shade (cool) roof and support PV panels
- 16’ max interior volume height 24’ to underside of roof shade structure
- Tennis court, high landscaping on Black Horse boundary
- Any tennis court lights will be shielded from neighbors
- Low sunshades on South elevation windows

6/11/2019 – PUBLIC COMMENT

- Miller - What is total height of shade structure (response: approx 25’ total) Where is motor for swimming pool? Will noise affect Black Horse? (response: They will not affect Black horse. Applicant’s wife is head of HOA at Black Horse and will never hear the end of it if it does.)

6/11/2019 – COMMITTEE DELIBERATION

- Leira – is that a canary palm (response: yes, and it will remain)
- Gaenzle – Floor Plan? Is it really that big (response: yes, rooms are very large) Is phantom floor doubling the area? (response: no, under the threshold for phantom floor counting as GFA)
- Gaenzle: How controlling western sun? (response: not too much glass on West, Good shade from line of trees on West PL)
- Leira – does it fit the neighborhood?
- Gaenzle – Show us where the 25’ high shade structure is in plan. (presented)
- Will – How close is tall shade structure to western PL? approx. 20-25’
- Gaenzle – Distance to Torrey Pines? (approx. 600’)
- Leira – How relate to Black Horse? Tighter

6/11/2019 – DELIVER FOR NEXT PRESENTATION

- Aerial photo with proposed footprint in the middle.
- Site photos from lot to East (of Black Horse)

5. PRELIMINARY REVIEW 6/18/2019

Project Name: Vale Soil Nail Wall – 1643 Valdes Dr
Permits: Variance - NDP
Project No.: 621967 DPM: Pancho Mendoza
Zone: RS-1-7 Applicant: Mahmoud Oriqat
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/621967>

LA JOLLA- (Process 3) Variance and Neighborhood Development Permit for nonstandard soil nailing wall, encroaching into the public right of way, to stabilize the eroded area on Property with existing single-family house at 1643 Valdes Dr. the 0.13-acre site is located in the RS-1-7 Base Zone, Coastal overlay (non-appealable) of the La Jolla Community Plan Area. Council District 1.

6/11/2019 – APPLICANT PRESENTATION

- APPLICANT DID NOT PRESENT