

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – June 8, 2021 – 4:00 pm

Because of the continuing COVID-19 emergency, 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/2021-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 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**.*
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COMMITTEE MEMBER ATTENDANCE:

NON-AGENDA PUBLIC COMMENT:

APPROVAL OF MEETING MINUTES:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 6/8/2021

Project Name: B-West Residence, 9872 La Jolla Farms Rd
Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/643954>

LA JOLLA (Process 3) - Coastal Development Permit and Site Development Permit, an amendment to CDP No. 852026 and SDP No. 852027, for the construction of a new residential single dwelling unit, single story

with two levels of basement, for a total of 18,422 sq.ft. of construction located at 9872 La Jolla Farms Road. The 1.52 acre site is in the RS-1-2 Zone, Coastal (Appealable) Overlay, First Public Roadway within La Jolla Community Plan . Council District 1.

5/18/2021 APPLICANT PRESENTATION

- Encore Trust ... Sold Project, New Owners
- Corner of LJ Farms and Blackgold Rd at “Saigon” trail head.
- Previous vested with grading, bocce, and basketball court ... thus CDP amendment
- Stepped Pads on site .. one at street level, one approx. 12-14’ lower.
- House designed around existing Torrey Pine to remain, also hedgerow at trail will remain
- Current street view is fence
- House across street built much higher above.
- No changes to trail
- 30,000sf allowed, 3,109sf built above grade plus 1,033 garage, the rest is built in two basement levels below street level.
- Previous design was almost all above grade and massive curvilinear elevations
- Retained view easement, extensive work with neighbors, story-poles, drastically reduced mass
- Main level is almost entirely garage plus storage, powder, stairs and elevator
- Upper level functions as a 2 bedroom “apartment”
- upper basement is movie theater and gym and mezzanine over lower basement basketball court. This level is walk out.
- Lower basement level is basketball, lounge and spa functions and then open air meditation space. This level is subterranean on all sides
- Renderings show fit into terrain
- Concession with neighbors to move second story back towards street

5/18/2021 PUBLIC COMMENT

- none

5/18/2021 COMMITTEE DELIBERATION

- Kane – will there be view corridor on South PL (applicant: yes)
- Blackgold – Can you see over the Saigon trail fences? (app: yes)
- Kane – Was grading, bocce and basketball done to vest CDP (app: yes, although amendment process is same as new permit)
- Costello – Recall the original Encore project. No objection at DPR but 40 neighbors at CPA. That is why we don’t make 1st presentations as only presentations. Why so much amenity for such a small house. (app: Basically a guest house and “man-cave”. Purchased this to augment their current home and protect their views.)
- Jackson – Please walk height limit calcs (app: Walked through elevations. 2nd floor is only 22’ tall.) Even if basement counted 10,000sf under FAR
- Shannon – What is their route to property from main-house (app: Gates on opposite sides of trail)
- Blackmond – Paragliders will see into bedroom (app: yes but from pretty far away, not enough up-lift that far inland)
- Leira – See it as a commercial building not a residence. Could the access corridor be made more transparent? It feels like a cattle chute. (app: view opens up dramatically after a short walk, anything less would expose entire home to public view) Even if remains a green wall would be

improvement and lowers temperature. Flat surfaces will collect water. How handling? How are site fences being handled? Bluffs are dedicated? (app: yes) Could a tunnel be made under trail? (app: no due to sewer line under trail) Quality of front yard

- Kane – Curious about front elevation as seen from street and South side view corridor
- Jackson – street images curious where Blackgold view lines up with 2 story

5/18/2021 COMMITTEE REQUESTS

- Consider green fence on trail
- Stormwater plan
- Exhibits to see view from street and South sideyard view. Digital Renderings?
 - Include view from up Blackgold
- Quality of frontyard
- Aerial photo with proposed footprints of 2-story, basement, meditation space

ITEM 2: PRELIMINARY REVIEW 6/8/2021

Project Name: 9430 La Jolla Shores Dr
Applicant: Spencer Ward
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/675183>

LA JOLLA (Process 3) Coastal Development Permit for the demolition of a 1,541-square-foot (SF) existing single family residence and 400 SF existing detached garage, proposing a new 3,382 SF one story single family residence, with a new detached 560 SF garage, located at 9430 La Jolla Shores Dr. The 0.28-acre site is in the RS-1-4 Zone, Coastal (Appealable) Zone, Coastal Height, 1st Public Roadway, and Transit Priority Area within the La Jolla Community Plan area. Council District 1.