

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:

POSSIBLE ACTIONS ITEMS:

ITEM 1: FINAL REVIEW 12/13/2022

Project Name: 5268 La Jolla Blvd
Applicant: Frank Piermarini
Project Info: PRJ-1061390

LA JOLLA (Process 3) Coastal Development Permit for proposed first, second, and third floor additions to an existing residence. The property located at 5268 La Jolla Blvd. The 0.16-acre site is located in the RS-1-7 zone and the Coastal (Appealable) Overlay zone within the La Jolla Community Plan and Council District 1.

11/8/22 Applicant Presentation

- Existing 2-story house, proposing addition and roof deck.
- Small addition on 1st floor, new bedroom and bath added on second floor

- Roof deck shielded from street view by sloping roof and mechanical space used within
- Existing roof tops out at 24-25', new roof increases to close to 30' height limit.

11/8/22 Discussion:

- Rasmussen – concerned with total square footage served by spiral stairs: Bedroom + Roof deck (applicant 222sf +326sf=548sf total)
- Fremdling – Concerned with neighbor privacy from roof deck. Perhaps move back or solid parapet wall
- Costello – Have you talked to neighbors? (applicant: not yet)
- Kane – What is rear setback? (applicant: 12'-7") What is rear elevation as viewed by neighbor? How much hardscape (applicant: mostly permeable)
- Leira – Do you have a landscape plan? (applicant: no, not required) There is some vegetation

11/8/22 Deliverables

- Landscape Plan
- Consider stepping back roof deck, and solid parapet
- Present to neighbors
- Consider square footage served by spiral stair

ITEM 2: FINAL REVIEW 12/13/2022

Project Name: 6110 Camino De La Costa
Applicant: Matthew Segal
Project Info: PRJ-1066101

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing 2-story residence and construct a new 3-story 10,567-square-foot residence with decks located at 6110 Camino de la Costa. The 0.37-acre site is in the RS-1-5 Zone and Coastal Overlay (Appealable) Zone within the La Jolla Community Plan area. Council District 1.

11/8/22 Applicant Presentation

- Existing house footings beyond repair, must setback beyond bluff edge, exceeds 50%
- New building held back from bluff edge
- Garage variance reduced from one-story to two-story
- CCC demanding structure removed from site
- Concrete glass and wood
- Proposed basement will be slightly higher than existing basement
- 22' tall from street

11/8/22 Discussion

- Shannon – Existing disturbance on bluffs can allow future development
- Aguerre – Live across the street, this home is historic and cannot be torn down?
 - (applicant: CCC rejected proposal to add to house, footings are so deteriorated, CCC will not allow retrofit)
- Leira – Did you engage an engineer versed in historic preservation? (applicant: Rebar is completely exposed, CCC does not want any structure withing bluff setback)
- Smit – Any cantilever? (app: no) Amount of excavation? (app: Not much as current house already has lower level)

- McArther – One of the oldest homes in lower hermosa, report by Brian Smith and Jennifer Stropes addresses the properties significance. How does CCC trump historic status? The building will bedesignated.
- Merten – Plans submitted include elevation drawings, garage is on property line.
- Shannon – Property has not transferred out of York family
- Baratz – opposed, it appears to be 3 stories – Will a view easement be required (applicant: up to city)
- Kane – Have tried to get the definition of basements changed, Letter from LJ Historical Society opposes demolition and supports designation.
- Leira – Interested historic issue passes through HRB – from the ocean it appears as 3 stories

11/8/22 Deliver for next time

- Elevations and street context - Presentation is incomplete due to recent changes.
- Findings for variance to allow garage
- Review CCC vs Historic – show correspondence from CCC
- Historic submission report
- Photo montage with proposed house in context. – from street AND from ocean
- Side elevations and window alignment with neighbor (applicant: can't see neighbor to South, dense vegetation)

ITEM 3: FINAL REVIEW 12/13/2022

Project Name: Bishop's School Amendment
Applicant: Brian Williams
Project Info: PTS-698140

LA JOLLA (Process 5) CDP, SDP, PDP, and CUP Amendments, Alley Vacation for proposed Athletic Buildings, tennis courts, and Science Center at The Bishop's School located at 7522 and 7554 Draper Ave. and 7607 La Jolla Blvd. The 11.30-acre site is located in La Jolla Planned District 5 and 6 zone, Coastal (Non-Appealable) Overlay zone, and Coastal Height Limit Overlay and Parking Impact (Coastal) Overlay Zones within the La Jolla Community Plan and Council District 1.

11/15/22 Brian Williams has recused

11/15/22 Applicant Presentation

- Adding a property on draper to campus and vacate portion of alley between campus and new parcel
- 4 phases to clean-up Draper st frontage. No increase in student count. Current surplus of parking, nearly double, compared to what is required.
 - 1. Relocate sports outdoor amenity (batting cages) to new lot
 - 2. Science and visual arts building at current outdoor sport amenity. 2 floors over basement. Well below 30' height limit, main level is below street/sidewalk level.
 - 3. Student wellness, lockers, training at new lot (where batting cages proposed) 2-story over basement, well below 30' limit.
 - 4. Athletic center (gym) basketball court bleachers, concession, 2 tennis courts above. Still below 30' height limit.
- Landscaping in setback with row of trees against building and second row of trees in ROW between cars and sidewalk – Trees to follow lates Trace Wilson improvement plan
- Still exceed required parking
- T&T and PDO both approved

11/15/22 Discussion

- Jackson – A lot of construction, what is timing? (ph1 in 2023, 2 within 2-3 years, ph3 and 4 longer timeline) Where do the workers park and staging plan? Prefer all on-site. (app: two major projects in last 10 years, encapsulated all const activities within campus) Lighting on Tennis courts not visible from off campus? (app: downfacing and shielded at 12', from public side you cannot see lights)
- Leira – Historic review of small house (app: not historic) Cuvier vacation is included (app: a completely separate permit and process) Commend for street landscaping and use of solar panels
- Miller – setbacks? (Minimum 15' setbacks all along Draper. Some encroachments to 10'.
- Leira – How much landscaping along Draper and how much visible from street side. (app: landscape plan shown)
- Jackson – at least for full CPA would like to see colored/rendered street scape.

11/15/22 Motion OR Deliver for Next Presentation

- Make FINAL (Jackson/
 - Motion Failed for Costello's voiced objection.
- Request – colored landscape and colored renderings along Draper.

ITEM 4: PRELIMINARY REVIEW 12/13/2022

Project Name: Adelante Townhomes
Applicant: Ryan Wynn
Project Info: PRJ-1073585

LA JOLLA - 3-unit townhome project on the corner of La Jolla Boulevard and Forward St. in the LJPD-4 zone of the La Jolla Community Plan