

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, NOVEMBER 19, 2013
LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. NON-AGENDA PUBLIC COMMENT

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

2. FINAL REVIEW (PREVIOUSLY REVIEWED 08/21/12, 11/20/12, SITE VISIT 11/13/12)

Project Name:	THE RESERVE	Permits:	CDP, PDP, SDP
	6850 Country Club Drive	DPM:	Glen Gargas 619-446-5142
Project #:	292065		GGargas@sandiego.gov
Zone:	RS-1-4	Applicant:	Greg Shannon 858-414-6777

Scope of Work:

(Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located at 6850 Country Club Drive and is within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

SITE VIST (11/13/12):

DPR members, team consultants, and several residents of the nearby area walked the site. They stopped at the highest point of each parcel to hear a description of how the building will be sited to avoid view impacts from surrounding areas and residences. The un-permitted encroachment was identified. Questions were raised about height, view impacts, runoff impacts, fencing impacts on wildlife corridors and hikers.

APPLICANT PRESENTATION 11/20/12 (Greg Shannon, James Alcorn)

The Reserve project proposes to develop a very high quality and environmentally sensitive four-lot subdivision comprised of three estate home lots, and an open space lot that will be sold to an adjacent property owner. The proposed entitlements for The Reserve include a Vested Tentative Map and individual Coastal Development Permits (CDP), Site Development Permits (SDP) and Design Guidelines that will regulate the development of future homes and improvements. If future owners accept restrictions of the CDP they will come back to Community only needing a SCR. The proposed siting of homes and driveways is intended to nestle development into the land with minimum disruption and preserve significant topographic and biological features. Preservation of the canyon, knolls and Nuttall's scrub oak communities will showcase the natural environment of the site. Development has also been sited, to the extent practical, on previously disturbed areas, while new development has been clustered to preserve contiguous open space based on comments we received from City staff. A conservation easement will be placed on 75% of the total site to ensure its preservation. Using an open space overlay, 25% of lot can be developed. Applicant is working with some neighbors to lower roof line on Lot 2, and potentially rearrange locations. Landscape Architects provided a simulation showing how topography, vistas, and buildings can be situated. Trying to provide options of how structures can be massed within the maximum and minimum constraints of the volume. No fences are allowed in the Conservation Area. Fences will be at the option

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The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Erin from Alcorn & Benton Architects at erin@alcornbenton.com or 858-459-0805.

of home owners around their property. They can have fence along perimeter of Reserve (not a requirement to fence). The fence can be solid if not in view.

DISCUSSION 11/20/12

A discussion ensued regarding the roof types, non-conforming retaining wall, fencing, encroachment, habitat impacts, landscaping, and ocean views.

Please provide For FINAL REVIEW:

- a) Present a different design for Lot 2.
- b) Please continue working with neighbors on privacy, proximity, ocean views, roof lines and pitch, limiting tree height, fencing and other items.
- c) Discuss SD City Cycles Issues Letters, soon to be completed.

3. FINAL REVIEW (PREVIOUSLY REVIEWED 10/15/13, 11/12/13)

Project Name: **Café la Rue Sidewalk Café NUP**
1132 Prospect Street Permits: NUP
Project #: 338454 DPM: Laila Iskandar, (619) 446-5297
Zone: 1-A LIskandar@sandiego.gov
Applicant: Carey Algaze, 619.296.9000 x 178

Scope of Work:

(Process 2) A Neighborhood Use Permit (NUP) for a 198-square-foot sidewalk cafe for an existing restaurant at 1132 Prospect Street in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), and Transit Area Overlay Zone.

APPLICANT PRESENTATION 11/12/13 (Carey Algaze):

The applicant presented the requested information including a revised design showing the relocation of the palm tree, the location of the valet station indicated entirely on private property, the gate deleted, and additional floor plans and dimensional information.

DISCUSSION 11/12/13

A discussion ensued about the proposed design, including the changes to the pedestrian route, the relocation of the valet station, ADA accessibility to the restaurant and the seating area, the removal or relocation of a palm tree for the minimum clearance of approximately 7'-4", and the nature of construction of the perimeter guard. The committee expressed concern about the "pinch point" of the sidewalk and the sharp corner of the guard rail. A discussion ensued about the changes to the pavement slope and finish, with a change on the order of 1/2" in elevation of the walk, to be located in line with the guard rail.

Please provide for FINAL REVIEW:

- a) Consider repaving the entire area so that a more continuous appearance is provided. Provide a comprehensive plan with spot elevations, showing transitions, area of work, and slopes. A comprehensive plan may also address the entire frontage, with the other encroachments into the public street.
- b) Consider a rounded or 45-degree angle at the corners of the railing.
- c) Provide a more detailed elevation of the walk, the railing, and the south elevation of the building at 1/4" = 1'-0" or larger scale.
- d) Provide more detailed information on the palm tree location.

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4. FINAL REVIEW (PREVIOUSLY REVIEWED 11/12/13)

Project Name: **Neptune SCR**
6767 Neptune Place Permits: SCR
Project #: 343572 DPM: Jeff Peterson, (619) 446-5190
Zone: RM-3-7 JAPeterson@sandiego.gov
Applicant: Claude-Anthony Marengo, 858-459-3769

Scope of Work:

****SUSTAINABLE BUILDING EXPEDITE PROGRAM**** SCR (PROCESS 2) to reduce the number of units in Approved Project #147066 and 325506, for a residential apartment complex on a 0.56 acre site at 6767 Neptune Place in the RM-3-7 zone, Coastal Overlay Zone (appealable), CSTL Height Limit, Sensitive Coastal-Overlay Zone, Parking Impact, Residential Tandem Parking, & Transit Area Overlay Zones within the La Jolla Community Plan & Local Coastal Program Land Use Plan.

APPLICANT PRESENTATION 11/12/13 (Claude-Anthony Marengo):

The applicant presented a design. Note that this was previously granted an Extension of Time pending the sale of the property, and now the owner wishes to consider a reduced number of units, with increased setbacks, in a different site plan configuration and design. The units in this proposal are simplified and linear. The distances to the minimum and maximum setbacks are increased. The entrance drives for the parking garage are reconfigured so that the entrance is from Playa del Norte and the exit is to Playa del Sur. Parking is entirely on one level, with most spaces in a tandem configuration.

DISCUSSION 11/12/13

A discussion ensued about the proposed design, including the changes to the building setbacks, the change in materials and configuration at the elevations, the berm, the entrance drive, and the placement of the building on the site.

Please provide for FINAL REVIEW:

- a) Consider a more articulated elevation at the three principal elevations, so that the “banding” is less prominent.
- b) Provide a neighborhood context study.
- c) Provide sections at the berm and fire pit area.
- d) Provide information on the photovoltaic and wind generation equipment

5. FINAL REVIEW (PREVIOUSLY REVIEWED 11/12/13)

Project Name: **BC Camino**
6106 Camino de la Costa Permits: CDP, SDP, Variance
Project #: 325514 DPM: Sandra Teasley, (619) 446-5271
Zone: RS-1-5 steasley@sandiego.gov
Applicant: Claude-Anthony Marengo, 858-459-3769

Scope of Work:

CDP, SDP and Variance (PROCESS 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence consisting of an approximate 3,528 square foot addition and second driveway where only one is permitted, to an existing 5,493 sq. ft., 2-story residence located at 6106 Camino De La Costa. The site is in the RS-1-5 zone, Coastal (appealable), Coastal Ht., Environmentally Sensitive Lands (bluffs), 1st Public Roadway, and Parking Impact Overlay zone in the La Jolla Community Plan.

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APPLICANT PRESENTATION 11/12/13 (Claude-Anthony Marengo):

The applicant presented a design. Note that this proposes additions to an existing residence. The existing variance for this property will be used to construct a new garage, which will provide spaces for four cars in two tandem aisles. The driveway at the existing garage will be closed and the existing garage will be converted to a different use. The other alterations to the house include enlarged Living Room, exterior decks, and second-floor additions.

DISCUSSION 11/12/13

A discussion ensued about the proposed design, including the significance of the variance, the parking configuration, the decks, and the heights of the additions. Members of the public commented about the appearance of the building composition from the street and the massing.

Please provide for FINAL REVIEW:

- a) Materials sample board or images.
- b) Provide a photo summary of the existing building showing materials and finishes.
- c) Provide a neighborhood context study on this side of the street, 300 feet in each direction.
- d) Provide landscape plans and additional information on the treatment of the front yard.
- e) Provide the geotechnical report.
- f) Provide information on the height of the proposed structures relative to the buildings on both sides.

6. PRELIMINARY REVIEW

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

Project Name: **Paydar Residence EOT**
7227 & 7247 Fairway Rd
Permits: EOT, CDP
Project #: 318475
DPM: Will Zounes, (619) 687-5942
Zone: RS-1-4
WZounes@sandiego.gov
Applicant: Kim Campbell, 858-229-9684

Scope of Work:

Extension of Time for Coastal Development Permit No. 587174 (Process 2) to demolish a single family residence and construct a 13,624 square foot residence with detached guest quarters on a 0.9-acre lot located at 7227 & 7247 Fairway Rd. The site is in the RS-1-4 Zone, Coastal (non-appealable), Coastal Height & Parking Impact Overlay Zones within the La Jolla Community Plan.

7. PRELIMINARY REVIEW

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

Project Name: **Harbach Residence**
5372 Calumet
Permits: CDP, SDP
Project #: 319596
DPM: Glen Gargas, (619) 446-5142
Zone: RS-1-7
GGargas@sandiego.gov
Applicant: David Dombroski, 858 792-2800

Scope of Work:

Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located at 5372 Calumet Avenue, in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

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