LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANING ASSOCIATION

COMMITTEE REPORT FOR DECEMBER 2009

12/8/09 Present: Addington, Ashley, Collins, Costello, Crisafi (Chair), Hayes,

DuCharme Conboy, Gaenzle, Merten (Chair)

12/15/09 Present: Addington, Ashley (Chair), Collins, Costello, DuCharme Conboy, Thorsen

Project Name: LINDA ROSA RESIDENCE

5644 Linda Rosa Ave. Permits: CDP

Project #: JO#43-2729/193947 DPM: Linda French 619-446-5235

lfrench@sandiego.gov

Zone: RS-1-7 Applicant: Eric Lindeman 310-829-9932

eric@studioea.com

Please provide the following for final review:

1. Show adjacent grades on building / site sections

- 2. Provide streetscape in elevation with adjacent building profiles as viewed from Linda Rosa.
- 3. Remove trellis and other structures from required setback areas
- 4. Reduce the mass of exterior stair to highest roof deck
- 5. Break front plan of garage façade with trellis over garage door and off setting proposed lattice stair screen above.
- 6. Provide roof deck area.
- 7. Clarify if deck is included in FAR, or not, per City Code.
- 8. Review and substantiate compliance with Community Plan regarding community character policy (pages 82 & 84)
- 9. Comply with zoning and Prop D building heights.
- 10. Document & indicate heights of all retaining walls, fences and guard rails on property lines or in setback areas. Demonstrate compliance to La Jolla Community Plan.

Project Name: 5633 TAFT RESIDENCE

5633 Taft Ave. Permits: CDP

Project #: JO#43-2896/196725 DPM: Linda French 619-446-5235

lfrench@sandiego.gov

Zone: RS-1-7 Applicant: Eric Lindeman 310-829-9932

eric@studioea.com

Please provide the following for final review:

- 1. Show compliance to building envelope at front yard setback (45°)
- 2. Include and document any phantom floor area proposed: Section 113.0234 of City Code
- 3. Document & indicate heights of all retaining walls, fences and guard rails on property lines or in setback areas. Demonstrate compliance to La Jolla Community Plan.
- 4. Demonstrate gross floor area compliance with City Code regarding open carport with enclosed space above. Section 113.0234 and specifically Diagram 113-02P of City Code.

La Jolla Development Permit Review Committee

Dec. 2009 Committee Report

Page 2

Project Name: **PROSPECT RESIDENTIAL CARE**

484 Prospect St. Permits: CUP

Project #: JO#43-2406/180343 DPM: Helene Deisher 619-446-5223

hdeisher@sandiego.gov

Zone: 5A LJPDO Applicant: James Alcorn 858/459-0805

james@jamesalcorn.com

The room was filled with residents of the neighboring condominium building in opposition to this project.

Approved motion: That the findings cannot be made for a CUP.

(Ducharme-Conboy/Costello 4/2/0)

Addington & Collins in opposition to the motion.

Reasons for denial:

- 1. Plans need to identify the location of turnaround in the alley
- 2. Plans need to identify the location of the valet parking/ medical transportation location at the curb to identify the impacted area and the number of parking places lost to public parking.
- 3. Plans need to reflect change to grocery delivery to kitchen access off alley, rather than through shared courtvard.
- 4. Conditions need to reflect trash pick up hours, delivery hours, pedestrian access times to the parking structure, plan for order exhaust of cooking fans.
- 5. Establish that the use is appropriate for location- please contrast actual square footage with square footage required in 2nd cycle issues letter, page 2 of 11 Draft conditions and show code section that identifies "Residential Care facility" as an option for "Zone 5a."
- 6. Concern that the staff counts proposed will reflect actual use- please establish parking requirements and excess parking spaces.

Project Name: CANTER RESIDENCE

202 Kolmar St. Permits: CDP SDP Variance

Project #: JO#43-2536/188139 DPM: Jeff Peterson 619-446-5239

japeterson@sandiego.gov

Zone: RM-1-1 Applicant: Stosh Podeswik 619-741-2014

stosh@stoshthomas.com

There were no members of the public in attendance for this project.

Approved motion: The findings can be made for a SDP, CDP and Variance. (Collins/Addington 6/0/0)

La Jolla Development Permit Review Committee

Dec. 2009 Committee Report

Page 3

PRELIMINARY REVIEW

Project Name: **SVEDLUND MAP WAIVER**

7331 Eads Ave. Permits: CDP & Map Waiver

Project #: JO#43-3040/199251 DPM: Jeanette Temple 619-557-7908

jtemple@sandiego.gov

Zone: RM-1-1 Applicant: Per Svedlund 858-560-0444

psvedlund@pdr-sd.com

There were no members of the public present for this agenda item.

Approved motion: to approve the CDP and map waiver not to require undergrounding of utility wires from the building to the utility boxes/poles. The project previously included an approved waiver to underground the telephone poles. (Collins/Thorsen 6/0/0)