

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
JULY 2011

7/12/2011 Present: Benton (Chairman), Collins, Ducharme-Conboy, Costello, Hayes, Liera, Merten, Thorsen

7/19/2011 Present: Benton (Chairman), Collins, Ducharme-Conboy, Costello, Hayes, Liera, Merten, Thorsen

1. AGENDA ITEM

Elect a Chairman

Candidate: Paul Benton, Alcorn & Benton Architects

Subcommittee Motion: Motion to nominate Paul Benton for Chair of LJDPR.
(Costello/Thorsen 7-0-1)

In Favor: Collins, Costello, DuCharme Conboy, Hayes, Liera, Merten, Thorsen

Oppose: 0

Abstain: 1 (Benton)

Motion Passes

2. FINAL REVIEW

Project Name: **THE HAMPTON**

6005 Avenida Cresta
Project #: PO#238250

Permits: CDP
DPM: Sandra Teasley 619-446-5271
steasley@sandiego.gov

Zone: RS-1-7
Applicant: Lauren Jolin
619-955-5397

Scope of Work:

(Process 2) Coastal Development Permit to construct a 3,291 SF single family residence on a vacant 0.12 acre site at 6005 Avenida Cresta in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area, Council District 1.

Subcommittee Motion: Motion that findings can be made to approve Coastal Development Permit to construct a single family residence at 6005 Avenida Cresta.
(Collins/Thorsen 7-0-1)

In Favor: Benton, Collins, Ducharme-Conboy, Costello, Hayes, Merten, Thorsen

Oppose: 0

Abstain: 1 (Leira)

Motion Passes

Hayes: Would not like to see every project drag on like Green Dragon.

Hayes: If applicants contact us, can't we email a list of things to do, bring to Review?

Conboy: read Merten's Shores check list for applicants from four years ago. This helped applicants organize and obtain items to assist review. Applicants told about what items helpful for review.

Conboy: in line with what Mike is suggesting, offer an information only sort of pre-design consultation?

Merten: used to tell applicants about venue, 6-8 Members, 10-20 public, have boards, large photos, most important thing have copy of everything given to City. City used to have "Completeness Review".

Hayes: Sometimes people come with inadequately sized photos, etc.

Costello: is there a local architects organization/newsletter to inform about our procedure and announce willingness to have an information only review to identify conflict with Com. Plan?

Merten: when applicants call Tony Crisafi and then Paul Benton if they feel project may have issues, let applicant know they can get a quick informational presentation.

Conboy: how do we give a courtesy review without doing design by committee?

Benton; This check list would help us follow along to see if aspects are covered.

Hayes: Ask people to use large visible format.

Benton: can you forward Merten's and Morten's lists for our incorporation? Conboy: OK, forward to all Members? Yes. We will discuss the lists at the next meeting.

Costello: if Members have ideas to add to the "Incentive Based System" please sent them to me.

Merten: send applicant's list to neighbors, can save a lot of our time.

Collins: a lot of projects become complete remodel (by serial permitting) that started as a less than 50% rule. Can't we have the walls that are to remain from the first permit identified/ painted?

Merten: Joe LaCava had meetings with the City to look into serial permitting as a means of escaping Coastal Dev. Permit Review. Agreed that before a second permit was issued the City would look at permit history for issues that would need a CDP. It doesn't look like the City is doing this. Merten has examples of City Staff explaining how to avoid CDP.

5. PUBLIC DISCUSSION 7/19/11

Topic: LJDPR applicant informational materials

Chairman Benton presented proposed "LJDPR applicant informational materials" letter for discussion. To explain review process to applicants, used Merten's previous letter.

Ducharme-Conboy and **Costello** submitted written suggestions for the letter.

Angeles Liera: My experience working with development issues at the City, it is best to get developers, owners, architects early in the conceptual stages, help them identify issues and means to solutions. Worked successfully for the HRB through our Design Assistance Subcommittee. People who live in the project area know more than the Staff downtown. Subsequently, it was "formalized", now only those that have already submitted a project (finished with all the studies and expensive documentation!) can go to the committee, and by that time effort, cost and egos are heavily vested and there is little chance for change.

Merten: We could have a statement on the LJCPA website about possibly giving preliminary or courtesy reviews. The City does offer a preliminary review, for a fee, which I have not found very useful since Staff are reluctant to commit.

LJCPA President Tony Crisafi: This is a friendly, comprehensive letter. Mention the importance of contacting neighbors, meeting with them and resolving their concerns. We (at DPR) have helped find solutions for neighbors. Offer to help neighbors air concerns at DPR. Get approval of HOA? More of a check, not requirement.

Merten: CC&R's are private agreements.

Benton: We could take exception, in neighborhoods that were developed under CC&R's there is something in writing about what neighbors expect. CC&Rs could be an expression of Neighborhood Character.

CC&R issue could indicate Neighborhood Character. There are some wonderful old neighborhoods where something was done 50-100 years ago that is still alive today. We could consider if there is an existing pattern of Neighborhood Character.

Merten: give website address and section that contains the La Jolla Community Plan, for applicants and neighbors.