

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT**  
**FOR**  
**August 2011**

**8/9/2011 Present:** Benton (Chair), Collins, Costello,  
Liera, Merten, Thorsen

**8/16/2011 Present:** Benton (Chair), Collins, Costello,  
Gaenzle, Liera

**1. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person. *None*

**2. PRELIMINARY REVIEW 8/9/11, FINAL REVIEW 8/16/11**

Project Name: **9721 Blackgold Road**

9721 Blackgold Road	Permits:	CDP
Project #: PO#238173	DPM:	Sandra Teasley 619-446-5271 steasley@sandiego.gov
Zone: RS-1-2	Applicant:	Leslie Lombard 323-966-2610

Scope of Work:

(Process 3) Coastal Development Permit to demolish existing single family residence and construct a tennis court on a 0.95 acre site at 9721 Blackgold Road in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Residential Tandem Parking, Parking Impact, Council District 1. Prior permit 41-0271.

APPLICANT PRESENTATION:

**Preliminary Review 8/9/11:** Handed out 24 x 35 inch drawings of Landscape, Site Plan & Development Summary, BMP's Plan, and Existing Floor Plan / Demo Plan. Also handed out Cycles Issues Letters, and site location photographs. Same owner as house to North, will demo house and redo landscape and construct tennis court. Construct a new, open fence.

**Final Review 8/16/11:** Applicant presented two revised 24 x 35 inch drawings (1 / 4 & 3 / 4) with changes responding to requests below.

**Please provide for FINAL REVIEW:**

*Applicant response in italics.*

- a. Provide clear indication curb cuts will be removed. *Curb cuts removed from the drawings.*
- b. Provide clear indication of lot tie agreement (or lot consolidation) between the two properties. *Applicant will apply to the SD City for a lot tie.*
- c. Show Landscaping Plan to provide for height and density to screen tennis court lighting from Blackgold Road as per LJ Community Plan, pg 90, Community Character. *Drawings have 7 King Palms, 6 "Sage Palms?", 6 hedge shrubs (species TBA), evergreen hedges in front of lights for screening from the street.*
- d. Show a section through the tennis court to the center of Blackgold Road. This section should show middle of the Road, the property line, ROW, setback, landscaping, and tennis court lights. *Section was drawn as requested on revised Drawing 3 / 4.*
- e. Consider setting the tennis court back more than 25 feet from Blackgold Road. *Tennis Court is 35 ft from street, setback is 25 ft.*

f. Indicate that there will be on site Archeological monitoring during grading / excavation. **Applicant made an Archeological Note on the revised drawing stating “Note #9 Site to maintain continued Archeological monitoring during entire excavation and grading.”** Chairman Benton marked and dated revised Drawings 1 / 4 and 3 / 4.

g. Indicate that tennis court lighting will not exceed 15 feet in height, i.e. no telescoping lighting poles, etc. **15 ft max is indicated on revised Drawing 3 / 4.**

**DPR Members wanted written assurance of Archeological monitoring before voting on Project.**

**Subcommittee Motion:** Motion to trail the Blackgold Rd. Project to allow the Applicant the opportunity to make an Archeological Note on their Drawing.

(Benton / Costello 5:0:0)

**In Favor: Benton, Collins, Costello, Gaenzle, Liera**

**Oppose: 0**

**Abstain: 0**

**MOTION PASSES**

**Issue resumed later after addition of handwritten notes to plans. See “f” above.**

**Subcommittee Motion:** Motion that findings can be made for a Coastal Development Permit to demolish existing single-family residence and construct a tennis court at 9721 Blackgold Rd.

(Collins / Gaenzle 5:0:0)

**In Favor: Benton, Collins, Costello, Gaenzle, Liera**

**Oppose: 0**

**Abstain: 0**

**MOTION PASSES**

**3. PRELIMINARY REVIEW 8/16/11**

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

Project Name: **La Jolla Boulevard Mixed Use**

7401 La Jolla Boulevard

Permits:

CPD & SDP

Project #:

PO#241056

DPM:

Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone:

LJPD - 4

Applicant:

Ariadne Milligan, Island Architects

858-459-9291

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit to construct a mixed use building with 5,400 SF commercial space and a 4,600 SF single-family residence on a vacant 0.23-acre site. The property is located at 7401 La Jolla Boulevard in Zone 4 of La Jolla Planned District within the La Jolla Community Plan area, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

**APPLICANT PRESENTATION:**

Presented DPR Members two page handouts “Coastal & Site Dev. Permit Fact Sheet” listing Project Statistics. 3 retail / commercial units on 1<sup>st</sup> level, 2 residential units 2<sup>nd</sup> level, underground parking. LJPDO 50% commercial. Retail / commercial could be a single unit or up to 3. Owner will live upstairs, and their son will live in a small apartment upstairs. Stairs on North side. Balconies facing LJ Blvd. Small roof deck. 2<sup>nd</sup> level court yard facing Marine St. neighbors (some relief for neighbors). 6 ft solid wall type fence. Underground parking, entry high enough for delivery vehicles (9’6”), 12 spaces with loading zone (underground), ADA too. Utility meters, Trash underground. Too little parking to allow a restaurant. Setbacks: 0 ft at North (commercial adjacent), 4 ft at East

(by Marine St Townhouses), 19 ft at West (LJ Blvd). Ocean views: Applicant viewed from lift, no unobstructed views, there are ocean peeks, many unattractive flat roofs with A/Cs, etc, many trees such as tall Jacarandas. Proposed FAR = 1.02, Allowed FAR = 1.3

DISCUSSION:

*Applicant response in italics.*

**Marjorie Omafray (neighbor):** Adjacent Neighbor from 524 Marine St. Handed out a sheet with three suggestions to lessen the Project’s impact on her Townhouse and others. Asked that the Project be setback more from their property to give more light and air. Asked that they reduce the building height so she would not lose their ocean view. “This is a really huge project on a small parcel.”

**Gaenzle:** does the Project have photovoltaics, or why not? *We don’t.*

**Please provide for FINAL REVIEW:**

- a. Consider angling the wall separating the Marine St Townhouses and LJ Blvd Mixed Use Project.
- b. Consider moving the Project closer to La Jolla Boulevard, to enlarge East setback.
- c. Consider installing pedestrian crosswalk in-pavement flashers on La Jolla Blvd.
- d. Email (1) section and (2) site plan to Ms. Knepp to be forwarded to DPR Members. Members have assignment, from Chair, to visit site and observe setbacks and relationship to neighboring property.

**4. PRELIMINARY REVIEW 8/16/11**

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

Project Name:	<b>Hennessy’s Sidewalk Café</b>	Permits:	Neighborhood Use Permit
	7811 Herschel Avenue	DPM:	Glenn Gargas 619-446-5142
Project #:	PO #243179		ggargas@sandiego.gov
Zone:	LJPD - 1	Applicant:	Damian Gulak
			619-840-7385

Scope of Work:

(Process 2) Neighborhood Use Permit for a 180 SF sidewalk café (approximately 6 FT x 30 FT) within the public right-of-way for an existing restaurant located at 7811 Herschel Avenue, in Zone 1 of La Jolla Planned District, Coastal Overlay Zone (non-appealable), Coastal Height Limitation Overlay Zone, Transit Area Overlay Zone and within the La Jolla Community Plan area.

APPLICANT PRESENTATION:

Applicant presented DPR Members a four page handout of project drawings, and photos of the street scene. Sidewalk is 14 ft wide, 6 ft would be used for sidewalk café, leaving an 8 ft path clear. There would be a 3 ft high wrought iron rail “fence”. There would be four outside tables, 16 seats. Did the required DSD mailing to neighbors, no replies from neighbors. Applicant owns building. Total restaurant setting will be 98.

DISCUSSION:

*Applicant response in italics.*

**Benton:** Mr. Collins asked, this is a PDO issue, why come to us first? First there is the design issue of tables and chairs on the sidewalk area. Second is the issue of using the sidewalk for restaurant seating.

**Benton:** Our issue is for you to accommodate the 8 ft clear path.

**Liera:** What provisions are there to remove the fence if, i.e., the tenant or owner goes out of business and leaves the fence? *There will be an Encroachment Maintenance and Removal Agreement, EMRA, with the SD City.*

**Collins:** Your patio area was open to the sidewalk by a previous owner. Alternatively, have you considered opening this area back up? **Liera:** Open will be more enticing. **Costello:** i.e., Bird Rock Coffee Roasters

**Collins:** What about parking? **Presenter:** *No changes, there is no on site parking. The lot across the street is seldom full.* **Collins:** Absence of parking or a shared parking agreement is an issue.

**Liera:** Is the dark gray part of the sidewalk original? If so, it is historic and should not be damaged by boring holes for hold-down bolts.

**Collins:** Neighbors on each side could say that this will reduce their exposure, even if allowed by Code.

**Please provide for FINAL REVIEW:**

- a. Please go before the LJPDO Committee for a recommendation, then return to us for Final Review.
- b. Provide 8 ft clear path.
- c. Provide the Encroachment Maintenance and Removal Agreement.
- d. Consider providing parking, ie, shared parking agreement.
- e. Is the older part of the sidewalk historic?

Please contact the LJ DPR Committee coordinator at [alexisknepp@sbcglobal.net](mailto:alexisknepp@sbcglobal.net) or at 858-459-0805 with questions or comments.