

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

**COMMITTEE REPORT  
FOR  
SEPTEMBER 2011**

**9/12/2011 Present:** Benton (Chairman), DuCharme-Conboy, Costello, Hayes, Thorsen

**9/20/2011 Present:** Benton (Chairman), DuCharme-Conboy, Costello, Gaenzle, Hayes, Liera, Thorsen

**1. FINAL REVIEW 9/13/11**

Project Name: **Hennessey's Sidewalk Café**

7811 Herschel Avenue	Permits:	Neighborhood Use Permit
Project #: PO# 243179	DPM:	Glenn Gargas 619-446-5142 gargas@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 plans an enclosed decorative corral area with 3 ft high rail, 6 ft out from building, proposed to provide an outside café. Have some plants and lighting. Sidewalk would still have an 8 ft clear path.

**Provided for this REVIEW:**

*Applicant reply in italics*

- a. Please go before the LJPDO Committee for a recommendation, then return to us for Final Review. *LJPDO approved plan on 12 Sept 2011*
- b. Provide 8 ft clear path. *Provided on drawing.*
- c. Provide the Encroachment Maintenance and Removal Agreement. *Provided*
- d. Consider providing parking, i.e., shared parking agreement. **“Not addressed at this time.”**
- e. Is the older part of the sidewalk historic? *According to PDO, “no”.* **DuCharme:** Angeles did say not to drill holes in the “Historic” sidewalk. IE, that dark gray center strip. **1922 is stamped in concrete.** **Thorsen:** I think Historic just wants to preserve the stamp. **Benton:** We want to see this historic band preserved.

**DISCUSSION:**

**DuCharme:** A clear sidewalk and trees has a charming effect, how about moving the tables to the South by the curb? Preserve the straight away.

**Benton:** Yes, you could place the tables and chairs at the curbside between the trees. There are several examples of this in La Jolla.

**Thorsen:** How about decorative lighting on and up in the trees?

**Applicant:** Will ABC allow this discontinuity for waitresses to bring beer across open sidewalk?

**Applicant:** There is the EMRA (Encroachment Maintenance Removal Agreement) so drilled holes would be repaired if abandoned.

**Costello:** If you position to the curb there is no concern about drilling into the historic portion of the sidewalk.

**DuCharme:** confirmed dimensions on the EMRA, moving tables keeps drill holes out of older sidewalk..

**Chairman Benton:** recommends that the Applicant withdraw the Project. Drawings are not very well advanced. Return with a plan that has the tables near the curb, and leaving the center of the sidewalk clear.

**Applicant:** agrees and will ask the City Staff if they can do the above.

**APPLICANT REQUESTS CONTINUANCE.**

## 2. FINAL REVIEW 9/13/11

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:

Applicant passed out a statistical sheet about the Project. Applicant announced that they will pull back their wall 1 ft more from the East, jogging the profile of the ground floor and really jogging the profile of the residential floor. Move the Project back, provide a great deal of articulating, and open the second level court yard to give the East neighbors more light and space. Gives a 5 ft wide egress space between retaining wall and building.

### Provided for this REVIEW:

*Applicant reply in italics*

- Consider angling the wall separating the Marine St Townhouses and LJ Blvd Mixed Use Project. *Some articulation and opening done on the second level.*
- Consider moving the Project closer to La Jolla Boulevard, to enlarge East setback. *East side setback increased.*
- Consider installing pedestrian crosswalk in-pavement flashers on La Jolla Blvd.
- Email section and 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. *Done: Drawings emailed, Members visited site.*

### DISCUSSION:

*Applicant reply in italics*

**DuCharme:** Windows and some other things left out. What are windows and what openings? *Applicant explained differences.*

**DuCharme:** had a prepared list of questions.

- Parking: 9 retail, 2 residential. But what about the 2<sup>nd</sup> residential unit? And the separate unit (1 bedroom, no kitchen)? Is that guest quarters?
- FAR: What is the big space in the middle? Not “enclosed”??
- Is the mezzanine with kitchen Commercial or Residential?
- What is the dead end space at the South end?
- What materials at the South end of the lot?
- Landscape shows a ramp. Floor plan says nothing.
- Section shows 6” thick, at grade, explain.
- South end of South commercial space – Glass?
- Elevations
  - Balconies not shown
  - What materials?
  - Where is the East elevation?
  - Show street elevation compared to neighbor to the East?

**Costello:** If the garage is lowered 4 ft to the LJ Blvd street level, slope the roof more, then the East neighbors will have their ocean view. *The lot topography is actually more complicated, plus that much excavation will trigger paleontological - archaeological monitoring.*

**DuCharme:** Expressed concern for personnel’s security in such an isolated, long narrow location.

**Rick Dengler (neighbor from townhouses at East)** asked for: 1. more setback on the East side, 2. reduced sq ft, bulk, and 3. lower building height to preserve ocean views, 4. employees loitering in that 5 ft space, smoking, noise, 5. restricted hours of use.

**Benton:** Can you fill in this 5 ft wide space to make the elevation level, more secure area? You don't need it for egress.

**Benton:** Thanks to Laura for identifying the windows and doors problems. We do deserve a proper rendering. You don't want to go closer to the Blvd, there may be a Bulk & Mass issue. There is a need to fill in that scary arcade.

**Please provide for next FINAL REVIEW:**

- a. Coordinate window & doors between the plans, elevations.
- b. Develop the landscape plan to show landscape concepts, accents, & screening on the property.
- c. Confirm that the access passageway at the East property line is needed. Filling this area may improve relation to the property to East.
- d. Provide elevation study showing relation to the existing building to the East. Have a photomontage of both buildings and their elevations.
- e. Re-evaluate uses, proportions & spaces at the South arcade to provide safe and useful space.
- f. Reconsider arcade proportion and scale – size
- g. Verify structural dimensions at ceiling of arcade to confirm floor elevations. How many levels above garage door?
- h. Is the garage door solid? If closed will cars safely stack in street? Is garage door solid or not, will ventilation work open/closed?
- i. Summary statement take a close look at grade separation, retaining walls.
- j. Verify structural dimensions, specifically the deck, ramp.
- k. Can we share Island Architects' drawings?

**APPLICANT REQUESTS CONTINUANCE.**

### 3. PRELIMINARY/FINAL REVIEW 9/13/11

Project Name: **ENCORE TRUST RESIDENCE**

9872 La Jolla Farms Road	Permits:	CDP & SDP
Project #: PO#237107	DPM:	Glenn Gargas 619-446-5142 gargas@sandiego.gov
Zone: RS-1-2	Applicant:	Julia Metcalf 858-945-8486

#### Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit to construct a 21,592 SF single family residence and 2,149 SF guest quarters on a vacant 1.52 acre site at 9872 La Jolla Farms Road in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking. Council District 1. Notice Cards=1.

#### APPLICANT PRESENTATION:

Applicant handed out an 83-page booklet explaining the Project Site History, Compliance Analysis, Neighborhood Character, Existing Conditions, and Graphic Simulations. Will preserve 15 ft View Corridor that is a tangent to Blackgold Rd. Will preserve View Corridor to the South (with the other parcel). Will preserve the surfers' trail as is, even as it encroaches on their property where they are not required to preserve. 23, 606 SF of structures on 66, 256 SF lot. Allowed FAR = 0.45, actual FAR = 0.356, very worst case FAR = 0.437. Talked to all the neighbors, shown photos / simulations.

**SUBCOMMITTEE MOTION:** to merge Preliminary and Final Reviews.

**(DuCharme/Hayes 5-0-0)**

**In Favor: Benton, Ducharme-Conboy, Costello, Hayes, Thorsen**

**Oppose: 0**

**Abstain: 0**

**Motion Passes**

**SUBCOMMITTEE MOTION:** Findings can be made for Coastal Development Permit and Site Development Permit to construct 21,592 SF single family residence & 2,149 SF guest quarters on vacant 1.52 acre site.

**(Thorsen/DuCharme 5-0-0)**

**In Favor: Benton, Ducharme-Conboy, Costello, Hayes, Thorsen**

**Oppose: 0**

**Abstain: 0**

**Motion Passes**

### 4. INFORMATIONAL PRESENTATION: Beautification of Coast Boulevard 9/20/11

Invited Members and others to a community outreach workshop, "*Beautification of Coast Boulevard Walkway at Children's Pool Park, Casa Beach*". Workshop will meet at the lifeguard station at 8 am, Saturday, October 1. Results from an observation-based questionnaire and discussion period will then instruct the new design from Landscape Architect, Jim Neri. The goal is to rebuild this sadly blighted area and restore its former welcoming environment. Please join us! Contact Phyllis at pminick@aol.com or 858-459-5939.

## 5. FINAL REVIEW 9/20/11

Project Name: **SHAHBAZ RESIDENCE**

6412 Avenida Manana

Project #: 216575

Permits: CDP

DPM: Tim Daly 619-446-5356

tdaly@sandiego.gov

Zone: RS-1-5

Applicant: Chris Martin, Bejan Arfaa Architects

619-293-3118 cm.aarch@pacbell.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing 3,869 SF residence and construct an 7,884 SF two story single family residence and an attached 3 car garage on a .57 acre site in the RS-1-5 Zone in the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

**Provided the following for Final Review:**

*Applicant response in italics.*

- a. Clarify issue/wording “a 24 ft wide driveway where a maximum driveway width of 12 ft is permitted per SDMC” from Cycles Letter pg 2. *That’s a City Staff error, 24 ft driveway OK*
- b. Photograph the view from the bike path *Done*
- c. Project’s footprint and footprint of the houses all around it *Done*
- d. Street scene elevations with homes on both sides of the street, sections. Show relationship to neighbors’ roofs from street scene, and relationship in height. *Photo Simulations not accurate*
- e. Show how side yard issues relate to the two homes on either side *Done*
- f. Are there ocean views through side yards from the street? *No*
- g. Pull tax rolls to provide neighboring F.A.R.s *Neighboring FARs Not Provided, Project FAR = 0.313*

**DISCUSSION:**

*Applicant response in italics.*

**Hayes:** questions the photo of the current house and the simulated stick drawing of the proposed house, the ridge height. Can’t really follow your actual ridge line.

**Liera:** yes, your third dimension is wrong. It is the prospective that is wrong.

**DuCharme:** the prospective is wrong! If you come back show that corrected.

**Costello:** What about the story poles? Can we go out and see them? How about simply photographing them with the current house in place? *Story poles were removed.*

**Thorsen:** Last time we needed to see better clarification. The roof line going out there is a question of Community Character, which is just as important as anything in the Municipal Code. This is unlike anything around there. The Bulk & Scale is very different from anything around it. It seems that one wall goes out past. It does not fit in the Community Character to have that wall go out like that.

**Liera:** What are the dimensions in relation to the property next door? Those things are important to show how a project fits into a neighborhood. The three-dimensional aspects are not clear.

**Costello:** How much of lot is on slope and how does that relate to the overall FAR?

**Gaenzle:** Are there any two-story houses in the neighborhood? *CC&R Architectural Jury approved project.*

**Benton:** Reminder that we don’t review protection of private views, or CC&Rs. We review the discretionary aspects, Coastal permitting, neighborhood character, Bulk & Scale, materials and the over all appearance.

**Leon Pawinski (neighbor):** Mostly concerned about Bulk & Scale. Assembled a list of neighborhood floor areas. The large house to the South is 3,678 ft<sup>2</sup>, it is below the visual horizon. The house across the street is 2,600 ft<sup>2</sup>. Neighborhood average (n=34) = 2,559 ft<sup>2</sup>. Much larger in scale than anything else in neighborhood, about 50% increase.. Extending out to property lines. The Shahbaz project will, by comparison, be a “Big Tall Box”. Looks like nothing else in area, windows, roof, architecturally different.

**Allyson Van Os (neighbor):** What is proposed is a mammoth structure that will detract from the open – air feel of our neighborhood. There is no architectural similarity in the neighborhood. We will lose our ocean view. This is out of bulk and scale with the neighborhood. Objects to the 2<sup>nd</sup> story. Previously this property has had slope slides where a hot tub was lost. Objects to the geological instability. Will change the whole character of lower Muirlands.

**Thorsen:** How this house will look from the bike path, a public space, is an issue of neighborhood character.

**Benton:** That's a valid point.

**Liera:** We need an exhibit of how this will look from the bike path.

**Leslie Learn (neighbor):** The large house to the South is below the horizon, so you can't see it. Will affect the ambiance of the whole neighborhood. This will be the beginning of the deterioration of the character of our community. The character and charm of La Jolla that we fell in love with will be lost to larger buildings one at a time.

**Liera:** The overall character is pitched roofs, ranch style.

**Benton:** Simulations do not appear to represent the true condition of proposed house to the existing house.

**Benton:** geology is not our issue. Neighborhood Character, mass, Bulk & Scale is.

**DuCharme:** Is this a wall around the pool? What are heights? How does this West elevation look from the bike path? It is hard to tell if this is a pool or just a retaining wall. What is the railing, character of rail? Clarify the west elevation. And should show sections with materials and colors, safety railing.

**Liera:** Where is a landscaping plan? You need it anyway, what type fencing, "street furniture"?

**Costello & Liera:** Would like to see the updated geotechnical report, please email

**Hayes:** The view of the deck and swimming pool wall will be more severe than represented from your South elevation.

**Please provide the following for Final Review:**

- a. Provide heavy black dashed dark lines for elevations, such as sections A, B, A2, A3, others.
- b. Complete West wall elevations (by the pool area). Show what is retaining wall, where retaining wall meets grade, clear indication of railing, glass rail, heights.
- c. Provide accurate photo simulations, view from the bike path, proper prospective.
- d. Provide accurate photo simulations, view from the street, proper prospective.
- e. Provide an accurate photo simulation showing materials and colors.
- f. Please replace story poles, and photograph, notify LJDPR members so they will visit.
- g. Please provide a landscaping plan, include backyard, plants, fences. In front yard, some rails or fencing by stair tower, a safety railing or landscaping.
- h. Clarify lines of building encroaching into front yard setback.
- i. Please provide updated Cycles Issues Letters and Geotechnical Reports.
- j. Provide more information about Community Character, including a neighborhood FAR survey.
- k. Explain how the lot slope relates to the overall FAR.
- l. Clarify which are retaining walls or raised decks.

**APPLICANT REQUESTS CONTINUANCE.**

## 6. PRELIMINARY REVIEW 9/20/11

Project Name: **SOLEDAD AVENUE SLIDE REPAIR**

1760, 1796, 1840 Soledad Avenue

7750 Sierra Mar Drive

Project #: 241275

Permits:

CDP for previous emergency CDP

DPM:

Tim Daly 619-446-5356

tdaly@sandiego.gov

Zone: RS-1-5

Applicant:

Dan Valdez, Coffrey Engineering

858-831-0111

dan@coffreyengineering.com

Scope of Work:

(Process 2) Coastal Development Permit for previous emergency CDP on 4 properties at 1760, 1796 and 1840 Soledad Avenue and 7750 Sierra Mar Drive in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.

APPLICANT PRESENTATION:

Applicant distributed 13 page handouts of labeled photographs describing the Project. Repair needed because of a broken irrigation line causing the slope failure in Jan. 2008. Storm drain repaired as part of same Project. Emergency CDP issued in April 2011. Construction started in May 2011, completed in Aug 2011.

**DISCUSSION:**

*Applicant response in italics.*

**Costello:** Why so long for an “emergency repair”? *Because of complications having four homeowners involved and the insurance company.*

**DuCharme:** Where does water go after it hits the riprap energy dissipater? *Into the drainage system already in place.*

**DuCharme:** Is the problem actually solved, or placed on property downhill? *The water travels about 800 ft to Amalfi, then into storm drain system.*

**SUBCOMMITTEE MOTION:** to Merge Preliminary and Final Reviews.

(Hayes/DuCharme 7-0-0)

**In Favor: Benton, DuCharme, Costello, Gaenzle, Hayes, Liera, Thorsen**

**Oppose: 0**

**Abstain: 0**

**Motion Passes**

**SUBCOMMITTEE MOTION:** Findings can be made for an emergency Coastal Development Permit at 1760, 1796 and 1840 Soledad Avenue and 7750 Sierra Mar Drive to repair slide damage.

(Costello/DuCharme 7-0-0)

**In Favor: Benton, DuCharme, Costello, Gaenzle, Hayes, Liera, Thorsen**

**Oppose: 0**

**Abstain: 0**

**Motion Passes**

Please contact the LJ DPR Committee coordinator at alexisknepp@sbcglobal.net or at 858-459-0805 with questions or comments.