

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

**COMMITTEE REPORT**

**For**  
**April 2013**

**April 9 2013 Present:** Benton (Chair), Collins, Costello, Grunow, Kane, Liera

**April 16 2013 Present:** Collins, Costello, Grunow, Kane (Chair Pro Tem), Liera, Merten

**1. NON-AGENDA PUBLIC COMMENT 4/9/13**

**David Little:** Provided a 6-page handout regarding the 30-foot Height Limit. Proposition D is not based on a measurement to the finished grade as still widely believed today. This myth was propagated by Development Services 20 years ago, but still plagues us today. Using the finished grade produces a variable measurement point and this violates the intent of Proposition D.

**Costello:** The project at 6604 Muirlands came to us in 2010, it was very contentious. At the LJCPA, neighbors reported that a very important part of the project and eventual approval, the driveway, is not constructed as promised/permitted.

**2. SUBCOMMITTEE MOTION 4/9/13:** As Chairman Benton recused himself for the remainder of the meeting following presentation of Starbucks Torrey Pines, motion to elect Diane Kane Chair Pro Tem. (Costello/Benton 5-0-0)

In Favor: Benton, Collins, Costello, Grunow, Liera

Oppose: 0

Abstain: Kane

Motion Passes

recorder setting 0001 00 42 40

**3. PRELIMINARY REVIEW 4/9/13 & FINAL REVIEW 4/16/13**

Project Name: **STARBUCKS TORREY PINES**

1055 Torrey Pines

Permits: CDP, SDP

Project #: PO# 310878

DPM: Jeannette Temple, (619) 557-7908

Zone: Zone 2

jtemple@sandiego.gov

Applicant: Elisabeth Valerio, (323) 954-8965

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for outdoor patio seating of approximately 1,099 square feet, for an existing Starbucks in an existing commercial building at 1055 Torrey Pines Road in Zone 2 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Transit Area.

**APPLICANT PRESENTATION 4/9/13:** (Elisabeth Valerio)

**DISCUSSION:** DPR Members discussed the inadequate design of the current parking lot. Expressed the opinion this is the opportunity to improve the parking lot and its circulation. This is needed as a Starbucks usually has a great deal of traffic. Parking on Virginia Way is All Day, it should be One Hour since the commercial area needs turn-over.

**APPLICANT PRESENTATION 4/16/13:** (Elisabeth Valerio)

**Provided for FINAL REVIEW:** *Applicant response in italics*

- a. Please improve the parking lot and circulation design. Indicate parking relationship to building, curb cuts, and the number of spaces. *Revised plan shown. Required parking spaces, 23; providing 38.*
- b. Please indicate turning movements of cars onto Torrey Pines Rd and Virginia Way. *Done*
- c. Please show the relationship of the flower shop, traffic circulation. *Done*
- d. Indicate loading zones and trash pickup. *Done*
- e. Provide accurate drawings to indicate current site situation, and updated proposed plans. *Done*

**Please provide for FINAL REVIEW on 05/14/2013:**

- a. Please indicate path of pedestrian travel from Bloomers to the deck.
- b. Provide a clearer exhibit showing ADA handicapped parking, the sidewalks, and path of travel to office and commercial spaces.
- c. Please provide a statement from the City that the ADA path of travel around the building is adequate.
- d. Please close the driveway from Torrey Pines Rd to Bloomers, use space for parking.

recorder setting 02 01 36 07

**4. PRELIMINARY REVIEW 4/9/13\***

*\*This project qualifies for a Coastal Exemption. The applicant requested a Courtesy Review and Vote.*

Project Name: **GIRARD VILLAGE COLLECTION**

	7438-7470 Girard Ave.	Permits:	CDP
Project #:	317104	DPM:	Cherlyn Cac, 619-446-5293
Zone:	LJPD-1		CCac@sandiego.gov
		Applicant:	Paul Benton, (858) 459-0805

Scope of Work:

Coastal Development Permit for project to remodel the existing building façade, create outdoor café areas and remodel second story offices to apartments in an existing commercial building at 7438-7470 Girard Ave., in Zone 1 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay, Coastal Ht Limit, Coastal Parking Impact, Residential Tandem Parking, Transit Area overlay.

**APPLICANT PRESENTATION 4/9/13:** (Jim Alcorn, Paul Benton)

*The City DPM and the Applicant believe the project could be exempt from the requirement for a Coastal Development Permit, and the project could be done with ministerial processing. The DPR is asked to give Community input.*

*Mixed Use. No change in use. As a whole site, the intensity of use does not change. Upstairs, current office space will be converted to 4 small studio apartments averaging about 600 sq. ft. each. Stairs only, no elevator. Remainder of upstairs office space stays office use.*

*Apts 1.25 spaces /unit = 5 parking spaces. 1.7 parking spaces/ 1,000 sq. ft. commercial Parking. 51 spaces on the property and next door, both same owner. Parking was previously approved by NUP, non-conforming today.*

**SUBCOMMITTEE MOTION:** to combine the Preliminary and Final Reviews.

(Collins/ Liera 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

**SUBCOMMITTEE MOTION:** To endorse the project's exemption from requiring a Coastal Development Permit, the Project is a good example of using an existing building, reducing the intensity of use, and enhancing the façade.

(Liera / Collins 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 0001 01 03 48

**5. PRELIMINARY REVIEW 4/9/13\* (PREVIOUSLY REVIEWED 2/19/2013.)**

*\*This project qualifies for a Coastal Exemption. The applicant requested a Courtesy Review and Vote.*

Project Name: **THE PLAZA**

7863 Girard Ave.

Permits: CDP

Project #: PO# 315006

DPM: Cherlyn Cac, 619-446-5293

Zone: LJPD-1

CCac@sandiego.gov

Applicant: Paul Benton, (858) 459-0805

Scope of Work:

Remodel entrance areas, walks, and interior public spaces in an existing 2-story building on a 0.27 acre site at 7863 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan.

**APPLICANT PRESENTATION 4/9/13:** (Jim Alcorn, Paul Benton)

*The City DPM and the Applicant believe the project could be exempt from the Coastal Act, a CDP, and the project could be done with ministerial processing. The DPR is asked to give Community input.*

*This is the former Jack's building. Will be converted to 3 separate buildings, public open space separating buildings, an elevator tower at the Girard entry. Tower not completely designed yet.*

*Sidewalks will be repaved with patterned concrete, the interior space will have tile. Will remove outside tables on the sidewalk. Sometime later, the valet parking could return.*

**DISCUSSION:** The Committee discussion centered on the removal of the sidewalk tables, not increasing intensity of use, maybe lessening, removing the Jack's awnings, enhancements. Enhanced paving. No big changes. Asked that the color palette be consistent with the Athenaeum. Tower design was an issue. Nothing to trigger a CDP.

**SUBCOMMITTEE MOTION:** To endorse the project's exemption from requiring a Coastal Development Permit, as the buildings will remain, and there is a de-intensification of use, and there is enhancement without a change in use.

(Liera / Collins 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 0001 01 22 47

**Please provide for FINAL REVIEW:**

- a. Please provide tower design in final form.
- b. Provide a color palette considering relationship to neighboring buildings (Athenaeum?).
- c. Provide a landscape plan.
- d. Show a paving plan.

**6. PRELIMINARY REVIEW 4/9/13\***

*\*This project qualifies for a Coastal Exemption. The applicant requested a Courtesy Review and Vote.*

Project Name: **SUR LA TABLE-GIRARD**

7643-7645 Girard Ave.

Permits: DEH, Building Permit

Project #: 320612

DPM: Bryan Hudson

Zone: LJPD-1

Applicant: Paul Benton, (858) 459-0805

Scope of Work:

Health Department Review and Building Permit for commercial tenant improvement combining two existing retail spaces into a single space of 6,557 sf of retail, cooking classroom area and accessory spaces within an existing building at 7643-7645 Girard Ave. Located in Zone 1 of La Jolla Planned District within the La Jolla Community Plan.

**APPLICANT PRESENTATION 4/9/13:** (Jim Alcorn, Paul Benton)

*The City DPM and the Applicant believe the project could be exempt from the Coastal Act, a CDP, and the project could be done with ministerial processing. The DPR is asked to give Community input. Converting the old furniture store to a cooking school. Removing non-compliant awnings, removing gratings. Parking access from the alley. 6,600 sq. ft. x 1.7 = 12 parking spaces. Have 10 parking spaces currently grandfathered, but not making it worse.*

**SUBCOMMITTEE MOTION:** to combine the Preliminary and Final Reviews.

(Collins/ Grunow 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

**SUBCOMMITTEE MOTION:** To endorse the project's exemption from requiring a Coastal Development Permit based on the improvement and enhancement for the front façade, no intensification of use, and retaining the existing building's use.

(Grunow / Costello 5-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 0001 01 36 23

**7. FINAL REVIEW 4/16/13 (PREVIOUSLY REVIEWED 3/12/2013, 3/19/2013)**

Project Name: **VISIN DUPLEX**

337 Playa Del Sur St

Permits: CDP

Project #: PO# 280069

DPM: Jeffrey Peterson, (619) 446-5237

Zone: RM-3-7

japeterson@sandiego.gov

Applicant: Sarah Horton, (619) 231-9905

Scope of Work:

(Process 2) Sustainable Expedite Program Coastal Development Permit to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal

Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

**APPLICANT PRESENTATION (Sasha Varon, Sarah Horton)**

**Provided for FINAL REVIEW: *Applicant response in italics***

- a) More documentation from the HRB Staff, including original report Jan. 2010.
- b) Provide the evidence that supports the Report's conclusion that the structures have lost integrity.
- c) Please re-send the Reports, attachments, and other documentation.

**DISCUSSION:**

Prof Blackmond's letter read aloud requesting a continuance to allow John Eisenhart and Ron May the opportunity to write an independent report. Support for a Continuance was expressed since not hearing counter-arguments could be reason for an appeal to the California Coastal Commission, also the LJCPA needs our recommendation based on complete information, and not hearing the neighbors' consultant's report would be a reason to pull this project from the LJCPA Consent Agenda, causing delays. DPR Members asked that the report be available before the next DPR Meeting and the authors and Scott Moomjian present their best reports, and that this be ASAP, i.e. at the next DPR Meeting. The Applicant's Architects agreed to this strategy for a resolution and asked for a Continuance until 14 May.

recorder setting 02 00 31 25

**8. ACTION ITEM 4/9/13: Adoption of DPR Committee Exhibit Requirements**

Chairman Paul Benton agreed to synthesize a combined document from the draft dated December 19, 2012 with the 2011 Document and the information format used by the Island Architects statistics sheet.

recorder setting 0001 01 52 54

**9. ACTION ITEM 4/16/13: Adoption of DPR Committee Exhibit Requirements**

See attached draft dated December 19, 2012, Benton's Document, Island Arch. Statistics Sheet

**Discussion:**

Add date original structure built, sq. ft., and number of levels. Ask for site plan. Floor plan, major elevations, show adjacent property. For commercial projects, show pedestrian access, automobile access, and parking.

Post the Exhibit Requirements on the CPA website. (Send to DSD Project Managers?)

Reduce the size of the document, to one page?

Suggestion that we approve the Exhibit Requirements, get it into circulation and improve it as we get feedback.

**SUBCOMMITTEE MOTION:** To approve the Exhibit Requirements and continue refinements.

(Collins/Costello 6-0-0)

In Favor: Collins, Costello, Grunow, Kane, Liera, Merten,

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 02 02 17 53

## **DPR Committee Exhibits (Draft: DK, December 19, 2012)**

Dear Applicants:

The Development Permit Review Committee of the La Jolla Town Council and the La Jolla Community Planning Association will review your development plans for completeness and compliance with the all relevant permits and regulations required under the **San Diego Land Development portion of the Municipal Code**.

We will also review your project for its ability to fulfill the long-range vision in the **La Jolla Community Plan**. This is the most important part of our review. We have to assess your proposed project's "consistency with the scale and character of the community. To that end, we will review your project for compatibility with its neighborhood context and geographical setting. That includes assessing the "constraints and opportunities" of the site, its topography, marine, coastal and canyon views, vegetation, bulk and scale of adjacent properties, and privacy concerns of neighbors. We want to know how your proposal will enhance your neighborhood, strengthen its existing character and add to the public realm as experienced from the street, sidewalk and public locations from which it can be viewed in the immediate vicinity.

To expedite your review and provide the greatest amount of disclosure to the general public during the development phase of your project, please provide the following exhibits, as applicable, for the committee:

1. Project concept drawings.
  - a. Large scale, uncluttered presentation drawings of the major elevations of your project.
  - b. Add color and enlarge and embolden the lettering and relevant measurements to a size that can be easily read from a distance of 15-20 feet.
  - c. Add indications of the maximum allowable building envelope for your property. Delineate the 30' height limit allowable in the coastal zone, and indicate the lowest and highest points for your measurements, existing and finished grades.
  - d. Enhance line weight and shade your drawings to indicate plane articulation, wall and window depth, change of building materials or other features that articulate the façade.
2. Materials board or other information regarding exterior treatment.
3. Landscape concept plan. Follow instructions for drawings in #1.
4. Neighborhood bulk and scale analysis.
  - a. Provide plot plan that indicates size of lots within a two block radius of your property (obtainable from Google Earth, Apple Maps, Zillow or other online source.)
  - b. Add footprints of existing structures. Include the footprint of your project in a visible red color.

- c. Add your project to the exhibit to approximate its bulk and scale in relationship to the general neighborhood. If there is an existing building on your lot, indicate both existing and proposed new construction so they can be analyzed for change to the neighborhood. Show photos of the existing building.
  - d. Provide spreadsheet with lot square footage, improvement square footage and FAR for area indicated on map.
  - e. Calculate same numbers for your project and note where it falls in the continuum of your study area.
5. Adjacent property compatibility analysis.
- a. Provide scaled cross sections that note the location and profile of your project and its relationship to its closest neighboring structures. This may be next door, across the street, or both. Show changes in elevation between your property and others.
  - b. Include the location of relevant walls, fences, vegetation, secondary structures, easements and view corridors. Show same in conjunction with adjacent properties, and the public right of way.
6. Streetscape compatibility analysis.
- a. Provide a scaled image of the street frontage on your block and indicate how your project will fit into the existing neighborhood context. This can be accomplished in a photo collage or concept drawing. The appearance of your project (building design massing, landscape, fencing) should be carefully represented and inserted into the existing streetscape.