

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

COMMITTEE REPORT

**For
May 2013**

May 14 2013 Present: Collins, Costello (Chair Pro Tem), Grunow, Hayes, Leira, Welch

May 21 2013 Present: Benton (Chairman), Collins, Costello, Hayes, Leira, Welch

1. NON-AGENDA PUBLIC COMMENT 05/14/13

Costello: The deadline for comments to the Children's Pool Negative Declaration is May 20. It contains issues about changing the La Jolla Community Plan, which might not be agreeable to us. Details are on the City's website.

2. NON-AGENDA PUBLIC COMMENT 05/21/13

Costello: The Negative Declaration, regarding the Children's Pool Rope, deadline has been extended by City to Monday, June 3. It has implications for the La Jolla Community Plan.

Costello: Suggested that DPR to send an email to Jeff Peterson to counter an email that suggests DPR was unfair to an applicant. It should be brief, but indicate that we pride ourselves in being fair and that our record shows this fairness.

3. SUBCOMMITTEE MOTION 05/14/13: As Chairman Paul Benton was unable to attend, a Chair Pro Tem was elected. Motion to appoint Mike Costello Chair Pro Tem.

In Favor: Collins, Costello, Grunow, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 003 00 01 30

4. SUBCOMMITTEE MOTION 05/21/13: As Chairman Benton recused himself for the remainder of the meeting, motion to appoint Mike Costello Chairman Pro Tem.

(Benton/Hayes 6-0-0)

In Favor: Benton, Collins, Costello, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

recorder setting 004 00 09 32

5. FINAL REVIEW 05/14/13 (PREVIOUSLY REVIEWED 3/12/2013, 3/19/2013, 4/16/13).

DPR NOTIFIED 4/9/2013 THAT APPLICANT WOULD NOT BE PRESENTING.

Project Name: **VISIN DUPLEX**

337 Playa Del Sur St

Permits:

CDP

Project #: O# 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.

DISCUSSION: The Applicant opted to not return to DPR for a review of the historic issues. They went to DSD and received a project approval without a La Jolla Community recommendation. The LJCPA has appealed the DSD approval.

Jack Visin: Applicant and Owner in attendance, but did not wish to give a presentation at this time. Mr. Visin expressed that his Project has been to us three times, and he believed that his team had answered all questions.

Prof. Blackmond: Submitted a “Timeline” for the Playa del Sur [Visin] Project as well as her emailed letter and the reports of John Eisenhart and Ron May.

There was much discussion as to how to proceed, and if so, would any Motion be redundant. One historic report has been discussed; the two opposing reports have not been discussed. The Applicant was encouraged to return to DPR for a presentation of the historical issues by the consultants, and to discuss their differing opinions. The DPR venue is less formal than some others, and a resolution might be found in this less formal setting.

SUBCOMMITTEE MOTION:

Motion to support the La Jolla Community Planning Association’s appeal of the Visin Project’s approval by DSD, in order to resolve procedural issues.

(Leira/Collins 5-0-1)

In Favor: Collins, Grunow, Hayes, Leira, Welsh

Oppose: 0

Abstain: Costello, as Pro Tem

Motion Passes

recorder setting 003 00 21 03

6. FINAL REVIEW 05/14/13 (PREVIOUSLY REVIEWED 4/9/13 & 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 05/14/13: (Elisabeth Valerio)

Provided for FINAL REVIEW:

Applicant response in italics.

a. Please indicate path of pedestrian travel from Bloomers to the deck. *Done by a colored drawing on the Parking Plan.*

b. Provide a clearer exhibit showing ADA handicapped parking, the sidewalks, and path of travel to office and commercial spaces. *Done by a colored drawing on the Parking Plan.*

- c. Please provide a statement from the City that the ADA path of travel around the building is adequate. *Applicant stated the DSD will only give them comments if they apply for a permit (which the applicant has done already).*
- d. Please close the driveway from Torrey Pines Rd to Bloomers, use space for parking. *Does not want to close the driveway. It could require a traffic study*

SUBCOMMITTEE MOTION:

Motion to approve a Coastal Development Permit and Site Development Permit for outdoor patio seating for the existing Starbucks at 1055 Torrey Pines Rd (existing commercial building).

(Hayes/Grunow 4-1-1)

In Favor: Grunow, Hayes, Leira, Welsh

Oppose: Collins

Abstain: Costello, as Pro Tem

Motion Passes

recorder setting 003 00 41 05

7. PRELIMINARY REVIEW 05/21/13

Project Name: **RUDOLPH GARAGE/GUEST QUARTERS**

1559 El Paso Real	Permits:	CDP
Project #: PO# 320176	DPM:	Cherlyn Cac, 619-446-5293
Zone: RS-1-2		CCac@sandiego.gov
	Applicant:	Paul Benton, (858) 459-0805

Scope of Work:

Coastal Development Permit to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR at 1559 El Paso Real in the RS-1-2 Zone within the Coastal Height Limit, Coastal (City), Fire Brush Zones 300' Buffer, Fire Hazard Severity Zone, Parking Impact, Steep Hillside.

APPLICANT PRESENTATION 05/21/13: (Paul Benton)

The site is 24,300 sq. ft. Existing house will remain unchanged. Existing setbacks are conforming. Proposing a 515 sq. ft. two-car garage, 525 sq. ft. guest quarters (home office) above. Both reduced from 660 sq. ft. 27 ft. 8 1/2 inch high. Guest quarters will have a bathroom, bar sink. Existing driveway will go to proposed garage. Existing FAR = 0.15; proposed FAR = 0.17. Neighbors contacted, one concerned about visual impact (though lots of foliage), but not ocean view. All trees will remain. Parking spaces: existing five, one lost for new construction; new garage adds two, net of six parking spaces. Main house has four bedrooms.

SUBCOMMITTEE MOTION: to Combine Preliminary and Final Reviews.

(Hayes/Leira 5-0-0)

In Favor: Collins, Costello, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0

Motion Passes

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to construct a new detached 660 sq. ft. garage with 660 sq. ft. guest quarters above, on a 0.56 acre site with an existing 4,047 sq. ft. SFR at 1559 El Paso Real.

(Hayes / Collins 5-0-0)

In Favor: Collins, Costello, Hayes, Leira, Welsh

Oppose: 0

Abstain: 0
Motion Passes

recorder setting 004 00 30 42

8. PRELIMINARY REVIEW 05/21/13

Project Name: **JASAK RESIDENCE EOT**

7235 Carrizo Drive	Permits:	EOT for CDP
Project #: PO# 288010	DPM:	Paul Godwin, (619) 446-5190
Zone: RS-1-4		pgodwin@sandiego.gov
	Applicant:	Paul Benton, (858) 459-0805

Scope of Work:

Extension of Time (EOT) for Coastal Development Permit No. 586275 to construct a new 5,766 sq. ft. single family residence on a vacant 0.25 acre site at 7235 Carrizo Drive in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

APPLICANT PRESENTATION 05/21/13: (Paul Benton)

Project was approved in Aug 2009. Filed for EOT in plenty of time. Project is unchanged. The top of the dome over the master bedroom is at 30 ft. Two garages, two spaces each, plus one space on driveway. Four spaces required. There will be street construction / dedication. Street will be widened, drainage improved.

Please Provide for FINAL REVIEW:

1. Please clarify the current state of the lot.
2. Please provide additional sections of the project.
3. Provide subdivision / parcel maps.
4. Brush management plan.

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9. ACTION ITEM 05/14/13: Ongoing discussion of DPR Committee Exhibit Requirements

Updated draft provided by Angeles Leira.

DISCUSSION: Members had many suggestions for editing the document. Leira was asked to continue to edit the Exhibit Requirements and condense them.

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10. ACTION ITEM 05/21/13: Ongoing discussion of DPR Committee Exhibit Requirements

Suggestions and updates to be provided by Committee Members.

DISCUSSION: Members will continue to work on the Exhibit Requirements individually and email their comments to Angeles Leira. Suggestions: shorten or keep personal touch? Replace term “adjacent” with “abutting” property; use specified distances. It was suggested that we use the City Matrix and numbering system to help architects follow an already-familiar system, and to avoid different, but redundant systems. It was suggested that the Exhibit Requirements be a tab on the LJCPA website.

Completion Objective: Complete this in June and present to the LJCPA in July.

recorder setting 004 01 06 26