

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

**COMMITTEE REPORT**

**For**  
**AUGUST 2013**

**Aug 13 2013 Present:** Benton (Chair), Collins, Costello, Grunow, Kane, Welsh

**Aug 20 2013 Present:** Benton (Chair), Collins, Grunow, Kane, Leira, Merten, Welsh

**1. NON-AGENDA PUBLIC COMMENT 08/13/13**

**Benton:** *A new member of the Committee has been appointed by LJCPA: Robert Mapes. He is an owner of Grunow Construction. This is the second DPR meeting of three he will attend before he will be seated on the Committee.*

**2. FINAL REVIEW 08/13/13 (PREVIOUSLY REVIEWED 07/16/13)**

Project Name: **BONAIR RESIDENCE**

754-758 Bonair St.

Permits: CDP

Project #: 312633

DPM: Glen Gargas, (619) 446-5142

Zone: RM-1-1

GGargas@sandiego.gov

Applicant: Daniel Linn, 858- 459-8108

Scope of Work:

Coastal Development Permit, Tentative Map (originally a Map Waiver) & Variance (Process 3) to demolish an existing duplex and construct three, 3-story, detached single family residences ranging from 1,929 square feet to 2,185 square feet on a 9,225 square property. The variance is to maintain two curb cuts, where only one would be allowed. The project site is located at 754-758 Bonair Street, in the RM-1-1 zone, Coastal (non-appealable), Parking Impact Overlay Zones and within the La Jolla Community Plan area.

**APPLICANT PRESENTATION 08/13/13:** (Dan Linn)

**DISCUSSION 08/13/13**

*A discussion ensued about the placement of the 3 units on the lot, the proposed variance, and the scale of the buildings as viewed from the Bike Path to the east and Bonair Street to the south. The buildings are on a scale of 2 stories, some over basement garages.*

**Provided for FINAL REVIEW 08/13/13:** *Applicant response in italics.*

- a) Provide a photographic study of the Neighborhood Character; include both sides of the block and the adjacent block. *Presented street elevations of houses on both sides of Bonair Street*
- b) For the above properties, provide lot areas and floor areas. *Not presented: discussed in the context of the street elevations presented.*
- c) Draw relationship of units to the bike path. *Presented*
- d) Address drainage issue. *Presented*
- e) How will the units be finished, colors? Provide materials board. *Not presented: discussed materials and finishes.*

**SUBCOMMITTEE MOTION 08/13/13:** Findings CAN NOT be made that project as presented is conformance with the La Jolla Community Plan, nor is it consistent with the established Neighborhood Character in terms of mass and scale. Further, the driveways are too close together and the committee CAN NOT support the proposed Variance application.

(Collins / Costello 5-0-1)

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

Oppose: 0

Abstain: Benton as Chair

**Motion Passes**

**SUBCOMMITTEE MOTION 08/13/13:** Findings CAN NOT be made that project as presented is conformance with the established Neighborhood Character: the bulk and scale of the proposed units is much larger than those in the immediate neighborhood, the second driveway is too close, and the overall scale of development is too large.

(Costello / Kane 5-0-1)

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

Oppose: 0

Abstain: Benton as Chair

**Motion Passes**

**Applicant indicated that he wishes to return to the DPR in September to re-present a revised design. Pull from CPA consent agenda.**

**3. PRELIMINARY REVIEW 08/13/13:**

Project Name: **CONGER CDP & TM**

801 Pearl Street

Project #: PO# 294307

Zone: RM-1-1

Permits: CDP & TM

DPM: Paul Godwin, (619) 446-5190

pgodwin@sandiego.gov

Applicant: Joe LaCava, (858) 488-0160

Scope of Work:

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units, one restaurant and 12 condo units with a subterranean garage. The property is located at 801 Pearl Street in Zone 4 of La Jolla Planned District and the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay and Council District 1.

**APPLICANT PRESENTATION 08/13/13:** (Joe LaCava and Alex Faulkner)

*The proposed project was presented, reviewing the garage, access driveway from Fay Avenue, commercial spaces, building articulation, and the massing with 2 stories fronting Pearl Street and 3 stories in a separate building to the rear.*

**DISCUSSION 08/13/13**

*A discussion of the distinctions between the PDO requirements for the northerly portion of the lot ensued and it was presented that the project will be constructed as one complete parcel.*

**Please provide for FINAL REVIEW:**

- a) A photo simulation or elevation of the Eads Street side, including at least the next 3 houses to the south.
- b) Investigate the possibility planting Jacarandas on the Pearl Street frontage, including widening the planting strip or planting larger trees.
- c) Provide a materials sample board.
- d) Investigate additional variation in the surfaces of the east elevation fronting the alley.
- e) Investigate additional planting fronting the alley.
- f) To improve the readability of the drawings, provide colors in the levels and materials of the floor plans.

**FINAL REVIEW 08/20/13 (PREVIOUSLY REVIEWED 8/13/13)**

**APPLICANT PRESENTATION 08/20/13:** (Joe LaCava and Alex Faulkner)

*The proposed project was presented, with the additional information requested.*

**DISCUSSION 08/20/13**

*Further discussion ensued about the scale of the buildings, the driveway access to Fay Avenue, the changes to the landscape design, the amount of landscaped area, and the overall density of development, the height and scale of the buildings, especially at the south end, and the approach to the outdoor spaces. The concept of this project as a “transition” design from the residential neighborhood to the commercial presence on Pearl Street was discussed.*

**The Applicant requested that this project be continued to a later meeting.**

**4. FINAL REVIEW 08/13/13 (PREVIOUSLY REVIEWED 3/12/13, 3/19/13 & APPROVED BY DPR 3/19/13. APPLICANT REQUESTED A NEW REVIEW DUE TO REVISIONS TO THE PLANS. PRELIMINARY REVIEW OF REVISED DESIGN 8/13/13).**

Project Name: **FEINSWOG RESIDENCE**

1250 Rhoda Dr.	Permits:	CDP
Project #: PO# 308280	DPM:	Jeanette Temple, (619) 557-7908
Zone: RS 1-7		JTemple@sandiego.gov
	Applicant:	Paige Koopman, (858) 459-1300

**Scope of Work:**

(Process 2) La Jolla Coastal Development Permit to demolish an existing single-family residence and construct a three-story, 5,542 square foot single-family residence with detached four car garage with pool cabana and lot line adjustment located at 1250 Rhoda Drive. The site is in the RS-1-7, Coastal (non-appealable 2) and Brush Mgmt. zones in the La Jolla Community Plan.

**APPLICANT PRESENTATION 08/13/13:** (Paige Koopman)

*The proposed project has been in Coastal Development Permit processing: since the previous presentation, the Owner has requested changes that are to be presented. The Applicant showed changes to the configuration of the boundary between the two lots, the proposed location of a garage on the southerly lot, and changes to the configuration of the northerly residence and swimming pool terrace. A discussion ensued about the configuration of the retaining walls and the green garage. The existing house at the southerly lot will remain.*

**Please provide for FINAL REVIEW:**

- a) Provide a 3-dimensional drawing view of the proposed improvements.
- b) Provide a colored landscape plan. This is to demonstrate the treatment of the slope and the retaining walls, as well as the upper and lower garages.
- c) Provide a materials sample board.

**FINAL REVIEW 08/20/13 (PREVIOUSLY REVIEWED 8/13/13)**

**APPLICANT PRESENTATION 08/20/13:** (Paige Koopman)

*The proposed project was presented, with the additional information requested.*

**SUBCOMMITTEE MOTION 08/20/13:** Findings CAN be made that project as presented is conformance with the La Jolla Community Plan, with detailed landscaping and architectural design elements to conform to the mass and scale of the established Neighborhood Character.

(Grunow / Kane 6-0-1)

In Favor: Collins, Grunow, Kane, Leira, Merten, Welsh

Oppose: 0

Abstain: Benton as Chair

**Motion Passes**

**5. PRELIMINARY REVIEW 08/13/13**

Project Name: **BRUCKER NDP EMRA**

6380 La Jolla Scenic Drive S

Project #: PO# 328164

Zone: RS 1-2

Permits: NDP, EMRA

DPM: Glenn Gargas, (619) 446-5142

GGargas@sandiego.gov

Applicant: Paige Koopman,

(858) 459-1300

Scope of Work:

(Process 2) Neighborhood Development Permit for six-foot masonry walls/fences, two masonry pillars with electrical lighting and mailbox, iron driveway gate, and gate call station pedestal in the public right-of-way located at 6380 La Jolla Scenic Drive South in the RS-1-2 zone of the La Jolla Community Plan area; Coastal (non-appealable 1) & Coastal Height Overlay Zones; Geo 53; Brush Management; Parking Impact-Coastal.

**APPLICANT PRESENTATION 08/13/13:** (Paige Koopman)

*The proposed project will provide for agreements to retain an existing fence that was constructed years ago in the La Jolla Scenic South right-of-way. The Applicant presented information showing the apparent age of the fence, and discussed the available alternatives to the Owner: reduce the height of the existing fence with an EMRA, maintain the height of the fence with an EMRA and NDP, or relocate the fence.*

**Please provide for FINAL REVIEW:**

- a) A photo survey of similar walls on La Jolla Scenic South.

**FINAL REVIEW 08/20/13 (PREVIOUSLY REVIEWED 8/13/13)**

**APPLICANT PRESENTATION 08/20/13:** (Paige Koopman)

*The proposed project was presented, with the additional information requested.*

**SUBCOMMITTEE MOTION 08/20/13:** Findings CAN be made that project as presented is in conformance with detailed landscaping and architectural design elements to conform to the mass and scale of the established Neighborhood Character and that this committee can support the proposed Neighborhood Development Permit and the proposed EMRA application for an improvement in the public right-of-way.

(Collins / Kane 6-0-1)

In Favor: Collins, Grunow, Kane, Leira, Merten, Welsh

Oppose: 0

Abstain: Benton as Chair

**Motion Passes**

**6. PRELIMINARY REVIEW 08/20/13**

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Sharok Eslamian,

(858) 449-0501

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, N-App-2, CHLOZ, PIOZ-Coastal impact, RTPOZ, TAOZ, Geo Haz 52.

**APPLICANT PRESENTATION 08/20/13:** (Sharok Eslamian)

*The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue.*

**DISCUSSION 08/20/13**

*A discussion of the design focused on the articulation of the building and the functional access to the alley. It was noted that the driveway entrance and parking from Fay Avenue is not at all desired.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) A photo survey of the buildings on the property.
- c) A photo survey of the neighborhood.
- d) Colored landscape plan.

**Item continued to a later meeting.**