

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

**COMMITTEE REPORT**

**For**  
**SEPTEMBER 2013**

**Sept 10 2013 Present:** Benton (Chair), Costello, Collins, Kane, Leira, Mapes, Merten, Outwater (not seated)  
**Sept 17 2013 Present:** Cancelled due to lack of a quorum

**1. NON-AGENDA PUBLIC COMMENT 09/10/13**

None

**2. REVIEW 09/10/13 (PREVIOUSLY REVIEWED 8/13/13, 08/20/13)**

Project Name: **CONGER CDP & TM**

801 Pearl Street

Permits: CDP & TM

Project #: PO# 294307

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

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 09/10/13:** (Joe LaCava and Alex Faulkner; Charles Houser, a Certified Engineering Geologist)

*New information was presented regarding the manner of removal and mitigation of potential petroleum hydrocarbons on the site, the planned excavation, and the methods of treating the soils that may be found to have petroleum hydrocarbons. A discussion ensued about the monitoring and reporting of the procedures and findings.*

*New information was presented in concept about the proposed changes to the design of the project: move 2 residential units to the north, remove all third-floor units at the south building; provide roof decks at several locations; continue to have the driveway and vehicle entrance at Eads Avenue; truck service area at the alley. The presenters made it clear that the design will be changing to reflect these proposed changes.*

**DISCUSSION 09/10/13**

*A discussion ensued about whether the project conforms to the La Jolla Community Plan: density, height, scale were discussed.*

**Please provide for FINAL REVIEW:**

- a) Show, in those areas where the pedestrian circulation crosses the vehicular traffic, that there will be adequate visibility and any conflicts will be mitigated.
- b) Show how this project will provide a transition from the higher to the lower density.
- c) Where possible integrate the commercial and residential designs to create an integrated building envelope.

**3. FINAL REVIEW 09/10/13 (PREVIOUSLY REVIEWED 08/20/13)**Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Project #: PO# 297495

Zone: RM-1-1

Permits: CDP

DPM: Paul Godwin, (619) 446-5190

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 09/10/13:** (Sharok Eslamian)

*The presenter provided additional photographs of the adjacent building. The design of the building is unchanged. The presenter provided a colored landscape plan, and stated that the driveway to Fay Avenue will be eliminated.*

**DISCUSSION 09/10/13**

*The nature of the design was discussed: the presentation indicates a collection of materials and finishes that is not coherent, which does not draw from other elements in the community, and is not assembled in a way that will present a scale or composition that is appropriate for a 3-story building. The elevations facing the alley and the interior space do not provide a transition from the building to the outdoor spaces. The committee recommends that the applicant provide a redesign based upon an architectural treatment of the mass and height, with better composition of the windows and doors to provide a coherent design. The applicant requested the opportunity to consider these comments.*

**Please provide for FINAL REVIEW:**

- a) Study other examples of similar buildings. Draw examples from these and show how they are incorporated into the proposed design. Please note that a simple assembly of parts will not suffice: you have to provide a coherent design.
- b) Show how this project will provide an appearance in keeping with the community plan in all elevations, but principally facing the alley and the interior yard.
- c) Note that the increased height of the proposed design requires an additional degree of competence and coherence in the design.

**4. PRELIMINARY REVIEW 09/10/13**Project Name: **MORSE RESIDENCE CDP/SDP**

5550 Calumet Ave.

Project #: PO# 323667

Zone: RS 1-7

Permits: CDP, SDP

DPM: John Fisher, (619) 446-5231

JSFisher@sandiego.gov

Applicant: Tim Martin, (760) 729-3470

## Scope of Work:

(Process 3) CDP & SDP to remodel existing SFR, add 930 sq. ft., w/2nd-story addition, & reconstruct existing wood deck on a 0.12 acre site at 5550 Calumet Ave. in the RS-1-7 zone of the La Jolla Community Plan area; Coastal (appealable), Coastal Height & Sensitive Coastal Overlay; First Public Roadway; Geo 12, 47 & 53; ESL-Sensitive Coastal Bluffs; Parking Impact-Coastal & Beach, Residential Tandem & Transit Area Overlay.

**APPLICANT PRESENTATION 09/10/13:** (Tim Martin)

*The applicant presented a design for remodeling and additions to the existing residence. Development of the site is limited by the 40-foot setback from the existing seawall. All improvements in this project will be landward of the 40-foot setback. Certain changes have been negotiated with the Coastal Commission staff about the existing decks on the seawall.*

**DISCUSSION 09/10/13**

*A discussion ensued about the proposed design and modifications.*

**Please provide for FINAL REVIEW:**

- a) Review the EMRA regarding the seawall and the chain link fence
- b) Research the original CC&Rs with an eye toward the original pattern of development
- c) Provide landscape and FAR calculations
- d) Provide a materials sample board
- e) Provide information on the shotcrete treatment of the existing seawall
- f) Provide a “footprint study” of the pattern of development. A possible resource is the California Coastline project website.

**5. PRELIMINARY REVIEW 09/10/13**

Project Name: **RENDA RESIDENCE**

9521 La Jolla Farms Road

Permits: CDP

Project #: PO# 332094  
7908

DPM: Jeanette Temple, (619) 557-

Zone: RS 1-2

JTemple@sandiego.gov  
Applicant: C-A Marengo, (619) 417-1111

Scope of Work:

**\*EXACT SAME PROJECT AS 29014 \*\*ONLY LOOKING FOR NEW CONDITIONS IF NECESSARY\*\*** Coastal Development Permit (Process 3) to construct a 2-story, 10,298 square foot single family residence on a vacant 0.56 acre lot located at 9521 La Jolla Farms Road. The site in the RS-1-2 zone, 1st Public Roadway, Coastal (appealable), Coastal Height & Parking Impact Overlay zones within the La Jolla Community Plan. CDP 76910 (PTS 29014) has expired and requires a new CDP. Project is the same as the previously approved CDP.

**APPLICANT PRESENTATION 09/10/13:** (C A Marengo)

*The existing design by Bob Bellanger was presented, which was used for permit issuance in 2006 and excavation for foundations. The site was inspected by a coastal planner, but there were no building inspections. The previous CDP has expired; this is a new CDP application which is based upon the previous design.*

**DISCUSSION 09/10/13**

*A discussion ensued about the history of the permit.*

**SUBCOMMITTEE MOTION 09/10/13:** to combine the Preliminary and Final Reviews.

(Leira / Kane 5-0-0)

In Favor: Benton, Costello, Mapes, Kane, Leira

Oppose: 0

Abstain: 0

**Motion Passes**

**SUBCOMMITTEE MOTION 09/10/13:** Findings can be made that the project conforms to the Community Plan of La Jolla, and to endorse that the project qualifies for a Coastal Development Permit.

(Kane / Liera 5-0-0)

In Favor: Benton, Costello, Mapes, Kane, Leira

Oppose: 0

Abstain: 0

**Motion Passes**

**6. COURTESY REVIEW 09/10/13** *(Informational only: no vote is taken on a Courtesy Review)*

Project Name: **THE HAMPTON**

6005 Avenida Cresta

Project #: TBD

Zone: RS-1-7

Permits: CDP/Variance

DPM: Jeff Peterson, (619) 446-5237

japeterson@sandiego.gov

Applicant: Jonathan Segal, (619) 955-5397

Scope of Work:

CDP and Variance to permit driveway at 6005 Avenida Cresta to add an underground parking garage for additional parking. Coastal City/Coastal height limit/coastal parking impact/ residential tandem parking/transit area.

**APPLICANT PRESENTATION 09/10/13:** (Jonathan Segal)

*The applicant presented information about an application that has been submitted to the City: no Cycle Issues or other information has been received by the Committee. The applicant presented information about the existing house and alley, and the reasoning in his proposed variance application.*

**Please provide for PRELIMINARY REVIEW:**

- a) Site topographic survey showing the existing house, the alley and the affected area justifying the variance, and the sidewalk and street fronting the property where the driveway is proposed.
- b) A section through the street, driveway, and the house.
- c) A photographic survey of the neighborhood, including the houses fronting both sides of Avenida Cresta, and the affected area of the alley.
- d) Apply turning radius templates demonstrating the vehicle movements to enter and exit the existing garage at the alley.
- e) Written summary of the justifications for the zoning variance, required per SDMC.