

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

**COMMITTEE REPORT**  
**For**  
**DECEMBER 2013**

**December 10 2013 Present:** Benton (Chair), Costello, Collins, Kane, Mapes, Merten, Welsh  
**December 17 2013 Present:** Benton (Chair), Costello, Collins, Leira, Mapes, Welsh

**1. NON-AGENDA PUBLIC COMMENT 12/10/13**

*Costello: The Children's Pool matter will be heard by the Planning Commission at their meeting that starts at 9:00 am on December 12.*

*Costello: When the CPA considered the DPR vote on Café la Rue at La Valencia Hotel, the resolution was not properly presented. The DPR should have considered a new resolution that findings could not be made, and obtain a clear affirmative vote, if possible.*

*Costello: The Bonair Triplex with the variances was approved in the Senior Planner's hearing. The project will go to the Planning Commission.*

*Merten: It appears that appeals are more successful when the findings of the environmental document are considered and can be reversed. It appears that this is happening more frequently at the City Council level, rather than the Planning Commission.*

**2. NON-AGENDA PUBLIC COMMENT 12/17/13**

*Costello: The CPA will be holding a special meeting on Wednesday regarding the EIR for the Whitney project in La Jolla Shores.*

*Costello: The Children's Pool project will be before the Planning Commission on Thursday, no public comment, but for a vote by the Commission. This will be the tenth time this has come before the Planning Commission.*

**3. FINAL REVIEW 12/10/13 (PREVIOUSLY REVIEWED 11/19/13)**

Project Name: **HARBACH RESIDENCE**

5372 Calumet

Permits: CDP, SDP

Project #: 319596

DPM: Glen Gargas, (619) 446-5142

Zone: RS-1-7

GGargas@sandiego.gov

Applicant: David Dombroski, 858 792-2800

Scope of Work:

Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located at 5372 Calumet Avenue, in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

**APPLICANT PRESENTATION 12/10/13 (David Dombroski):**

*The applicant presented the supplemental information requested:*

- a) A summary of neighborhood character on this side of the street for a distance of at least 5 homes.
- b) An historic report of the existing home.
- c) A geologic report.

**DISCUSSION 12/10/13**

*A discussion ensued about the historic nature of the neighborhood, with several Shepard homes, although this home is not a Shepard home. The project was reviewed further, with a review of the floor plans, the easement dedications at the north and south sides, the scale of the improvements relative to others in the neighborhood.*

**SUBCOMMITTEE MOTION:** Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit for a CDP for the single-family residence as presented for 5372 Calumet.

(Merten/Costello 6-0-1)

In Favor: Collins, Costello, Kane, Mapes, Merten, Welsh

Oppose: none

Abstain: Benton

**Motion Passes**

Chairman Benton noted that he will recuse himself from Item 4.

**SUBCOMMITTEE MOTION:** Mr. Merten was nominated to serve as Chair pro Tem for Item 4.

(Collins/Kane 5-0-2)

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

Oppose: none

Abstain: Benton, Merten

**Motion Passes**

**4. FINAL REVIEW 12/10/13 (PREVIOUSLY REVIEWED 08/21/12, 11/20/12, 11/19/13)**

Project Name:	<b>THE RESERVE</b>	Permits:	CDP, PDP, SDP
	6850 Country Club Drive	DPM:	Glen Gargas 619-446-5142
Project #:	292065		GGargas@sandiego.gov
Zone:	RS-1-4	Applicant:	Greg Shannon 858-414-6777

Scope of Work:

(Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located at 6850 Country Club Drive and is within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

**APPLICANT PRESENTATION 12/10/13 (Greg Shannon, James Alcorn):**

*The applicant presented the project with supplemental information as requested by the Committee. The Design Guidelines had been previously distributed to members of the Committee, and were available for review.*

**DISCUSSION 12/10/13**

*A discussion ensued about the Design Guidelines, the relation of the project to the site and the adjacent properties. The neighbors inquired about the height limitations, the scope of the proposed Coastal Development Permit, and the fences at the perimeter of the property.*

**SUBCOMMITTEE MOTION:** Findings can be made for the Coastal Development Permit, Planned Development Permit, Site Development Permit (Environmentally Sensitive Lands) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three Single-Family Dwelling Units). The site is located at 6850 Country Club Drive.

(Costello/Kane 5-0-1-1)

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

Oppose: none

Abstain: Merten, as Chair Pro Tem

Recuse: Benton

**Motion Passes**

## 5. COURTESY REVIEW 12/10/13

Project Name: **VILLA K-L CDP**

1228 Park Row

Permits: CDP

Project #: 345149

DPM: Jeff Peterson, (619) 446-5237

Zone: RS-1-7

JAPeterson@sandiego.gov

Applicant: Patrick McInerney, 619 994-7991

Scope of Work:

**\*\*SUSTAINABLE BUILDING EXPEDITE PROGRAM \*\*** CDP (Process 2) to demolish an existing residence and construct a 4,885 sq. ft. single family residence and detached guest quarters on a 9,425 sq. ft. site. The property is located at 1228 Park Row in the RS-1-7 zone of the La Jolla Community Plan area, Coastal Overlay (non-app 2), Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones.

### **APPLICANT PRESENTATION 12/10/13 (Patrick McInerney):**

*The applicant presented the project, with a review of his impressions of the neighborhood character, the unique configuration of the site, the two street frontages (Park Row and Silverado) the interpretation of the setbacks, and the scale and massing of the proposed residence.*

*A discussion ensued about the nature of the proposed home, the scale, massing, and some of the features, as well as the access and parking. The applicant indicated that he would prefer to retain the existing driveways at both frontages.*

### **Please provide for PRELIMINARY REVIEW:**

- a) Provide street views of the proposed residence at both street frontages, showing the proposed residence in relation to its neighboring houses.
- b) Provide longitudinal site sections through the property, extending across both Park Row and Silverado, showing the relation to the houses across the street.
- c) Provide a survey of neighborhood character for a distance of at least 5 homes on both streets, including the relative height, number of stories, developed floor area, and setbacks.
- d) Clarify the calculation of the setback at the side yard.
- e) Cycle Issues are scheduled to be returned December 22; please provide these when they are available.
- f) Provide the historic report of the existing home.

## 6. PRELIMINARY REVIEW 12/17/13

Project Name: **HART RESIDENCE**

6101 Camino de la Costa

Permits: CDP

Project #: 342370

DPM: Renee Mezo, (619) 446-5001

Zone: RS-1-7

rmezo@sandiego.gov

Applicant: Chris Balzano, 619.692.9393 x14

**Scope of Work:**

CDP (Process 3) to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. The site is in the RS-1-7, Coastal (appealable) Zone and the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

**APPLICANT PRESENTATION 12/17/13 (Chris Balzano):**

*The applicant presented the proposed design, which is a second-story addition to the existing house, plus modification to the existing garage and home. The applicant noted that little change is proposed to the landscaping.*

**DISCUSSION 12/17/13**

*A discussion ensued about the treatment fronting the pedestrian way to the south, the neighborhood character, the extent of the design, and the parking.*

**Please provide for FINAL REVIEW:**

- a. Verify if the pedestrian way to the south is a view corridor.
- b. Provide a site section that extends across the alley and to Avenida Cresta.
- c. Provide photographs and a composed street frontage with the adjacent homes at least 3 homes to each side of the project area.
- d. Confirm that the existing driveway can be retained as this property is served by an alley.
- e. Provide information about the changes fronting the pedestrian walkway: landscaping and fencing, including the design information, plant designation, and the design of the fence.