

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
For
JANUARY 2014

January 14, 2014 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Welsh
January 21, 2014 Present: Benton (Chair), Collins, Costello, Mapes, Welsh

- 1. SUBCOMMITTEE MOTION 01/14/2014:** to appoint Mike Costello Chairman ProTem, as Chairman Benton would present the first project and then had to be absent for the remainder of the meeting.
(Collins/Leira 5-0-0)

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

Oppose: none

Abstain: none

Motion Passes

- 2. FINAL REVIEW 01/14/2014 (PREVIOUSLY REVIEWED 05/21/2013)**

Project Name: **RUDOLPH NDP ENCROACHMENTS**
1559 El Paso Real Permits: NDP
Project #: PO# 320176 DPM: Tim Daly, (619) 446-5356
Zone: RS-1-2 tpdaly@sandiego.gov
Applicant: Paul Benton, (858) 459-0805

Scope of Work:

Neighborhood Development Permit to allow existing fencing, greater than 3 feet in height, within the public right-of-way located at 1559 El Paso Real in the RS-1-2 zone, Coastal (Non-appealable area 1), Coastal Height Limit and Coastal Parking Impact Overlay Zones, and Steep Hillside within the La Jolla Community Plan.

Application was formerly for a CDP 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. Findings for the CDP were made by the DPR on 5/21/13. NDP was subsequently required in addition to CDP. Changes to the City's Land Development Code effective Oct 10th, 2013, vacated the requirement that this project obtain a CDP.

APPLICANT PRESENTATION 01/14/2014: (Paul Benton, Erin Tompkins)

A letter from Tim Daly, Dev. Services, stated the Cal. Coastal Commission approved the 7th amendment to the City Land Dev. Code (SDMC sec. 141.0306, Guest Quarters or Habitable Accessory Buildings and 126.0704(i), Exemptions from a Coastal Development Permit). The result is that a CDP is no longer required for Guest Quarters or Habitable Accessory Buildings in the coastal zone. The decision would be simply a Process One, ministerial approval. The wall structures in the public ROW would still require a Neighborhood Development Permit for the encroachments.

The City supports the application to keep the retaining walls in the ROW as the lot slopes, with a difference in height of approximately 50 ft. These retaining walls prevent the soil erosion from, or to, the streets at front and back of the lot. There are no sidewalks or plans to have sidewalks constructed.

DISCUSSION 01/14/2014

A discussion ensued about the nature and construction of the encroachments, the items that would remain and those that would be removed, and the boulders/large rocks and stones in the Public Right-of-Way.

SUBCOMMITTEE MOTION: Findings can be made for a Neighborhood Development Permit to allow existing fencing (greater than 3 feet in height), and encroachments, within the public right-of-way located at 1559 El Paso Real.

(Collins / Mapes 5-0-0)

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

Oppose: none

Abstain: none

Motion Passes

SUBCOMMITTEE MOTION: (As an advisory to the City) The boulders, including those in the public right-of-way, are an important Cultural Landscape Feature of the older La Jolla hillside Neighborhood, and should be preserved.

(Leira / Collins 5-0-0)

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

Oppose: none

Abstain: none

Motion Passes

3. PRELIMINARY REVIEW 01/14/2014

Project Name: **7330 EADS DUPLEX CDP**

7330 Eads Ave

Permits: CDP

Project #: PO# 342192

DPM: Renee Mezo, (619) 446-5001

Zone: RM-1-1

rmezo@san Diego.gov

Applicant: C.A. Marengo, 858-459-3769

Scope of Work:

A Coastal Development Permit (Process 2) to demolish an existing single-family residence and construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue. The site is in the RM-1-1 Zone, the Coastal (non-appealable), the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

APPLICANT PRESENTATION 01/14/2014: (C.A. Marengo)

DISCUSSION 01/14/2014

Discussion and comments by DPR Members, as well as Mark Bucon and Virginia Hales (neighbor).

Please Provide for FINAL REVIEW:

- a. Please provide historical review documents.
- b. Provide a plan showing existing landscaping with tree and other plant species
- c. Provide a street elevation/streetscape, two houses on each side of project (Eads only).
- d. Provide a materials board, and color in the drawing of the street view.

FINAL REVIEW 01/21/2014

APPLICANT PRESENTATION 01/21/2014: (C.A. Marengo)

The parking, entrance, landscaping, and building configuration were reviewed. The parking includes a total of six parking spaces that are accessible from the alley. Following a discussion of the eaves, the Applicant proposed that the eaves could be increased to a maximum of 20 inches at all sides.

DISCUSSION 01/21/2014

A discussion ensued about the scale and proportion of the proposed building, including the variations in the exterior façade, the eaves, and the placement and scale of balconies and bay windows. Various neighbors inquired about retaining walls, drainage, and the proportions of the exterior walls. A discussion ensued about the building roof overhangs, which are limited by the allowable maximum of 20 inches beyond the face of the building.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to allow the proposed development to construct a 2-story 4,129 square-foot, residential duplex with roof decks on a 0.16-acre lot located at 7330 Eads Avenue.

(Welsh / Costello 4-0-1)

In Favor: Collins, Costello, Mapes, Welsh

Oppose: none

Abstain: Benton

Motion Passes

4. FINAL REVIEW 01/21/2014 (PREVIOUSLY REVIEWED 12/17/2013)

Project Name:	HART RESIDENCE	Permits:	CDP
	6101 Camino de la Costa	DPM:	Renee Mezo, (619) 446-5001
Project #:	342370		rmezo@sandiego.gov
Zone:	RS-1-7	Applicant:	Chris Balzano, 619.692.9393

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 01/21/2014 (John Pyjar):

The applicant presented the proposed design, responding to the requested list of additional information. A landscape plan, materials board, and other information were presented. The overall project was briefly reviewed.

DISCUSSION 01/21/2014

A discussion ensued about the apparent decision by City staff that the existing driveway leading from Camino de la Costa could be retained. The Chair reviewed the email received from the City planning staff, and the Committee discussed the importance of parking on that side of Camino de la Costa. Members of the Committee noted that the site is in a Parking Impact Overlay Zone, and that parking is restricted in this area to the same side of the street that this project is proposed.

SUBCOMMITTEE MOTION: Findings can NOT be made for a Coastal Development Permit 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 decision to continue the use of a driveway fronting Camino de la Costa when a property is served from a rear alley must be made by a Variance.

(Collins / Costello 3-1-1)

In Favor: Collins, Costello, Mapes

Oppose: Welsh

Abstain: Benton

Motion Passes

5. PRELIMINARY REVIEW 01/21/2014

Project Name:	SCARANO RESIDENCE	Permits:	CDP
	1445 Virginia Way	DPM:	Glen Gargas, (619) 446-5142
Project #:	339191		ggargas@sandiego.gov
Zone:	RS-1-7	Applicant:	Kim Grant, 619-269-3630

Scope of Work:

Coastal Development Permit (Process 2) to demolish an existing residence with detached garage and construct a new 3,319 square foot single family residence with detached 3 23 square foot garage and 323 square foot carport on a 6,300 square foot property. The project site is located at 1445 Virginia Way, in the RS-1-7 zone, Coastal Overlay Zone (non-appealable); Coastal Height Limitation; Coastal Parking Impact, Residential Tandem and Transit Area Overlay Zones, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 01/21/2014 (Kim Grant):

The applicant presented the proposed design, which is a new two-story residence. It was noted that several spaces appear to be open yet are sufficiently open that the floor area is not counted. It was noted that the rear garage with an occupied space below is quite close to the side property line. The Applicant has proposed that an Accessory Building, in this case the garage, is not required to observe the setbacks.

DISCUSSION 01/21/2014

A discussion ensued about the scale and configuration of the building, the landscaping, the setbacks, the entry sequence, the parking, the placement of the garage and the occupied space below the garage, the neighborhood character.

Please provide for FINAL REVIEW:

- a. On the photographic street view of the property, provide an overlay sketch or rendering that shows the proposed structure in relation to the neighboring structures.
- b. Render the elevations with shading and other techniques to demonstrate the open terrace areas fronting Virginia Way.