

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
For
FEBRUARY 2014

February 11, 2014 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Welsh
February 18, 2014 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Welsh

1. NON-AGENDA PUBLIC COMMENT 02/11/2014

Issues not on agenda and within LJ DPR jurisdiction.

a) *Mike Costello noted that the CPA committee on Vacation Rentals is meeting and needs the support of the interested persons.*

2. FINAL REVIEW 02/11/2014 (PREVIOUSLY REVIEWED 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 323 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 02/11/2014 (Kim Grant):

The applicant presented the supplemental information showing the street view of the property in relation to the neighbors, with a plan view showing the proportions of the neighboring properties. The applicant reviewed the project features including the open terrace spaces and the carport, all of which are unenclosed spaces under roof.

DISCUSSION 02/11/2014:

A discussion ensued about the type and scale of planting and fences. The Applicant offered that the fence at the south property line would be reduced in height to a maximum 6 feet high from a point aligning with the face of the building to a point at least 28 feet from the front property line.

SUBCOMMITTEE MOTION 02/11/2014: That the findings can be made for a Coastal Development Permit to allow the construction of a new 3,319 sf single family residence with detached 323 sf garage and 323 sf carport on a 6,300 sf property at 1445 Virginia Way. Findings are subject to the notations by the Applicant that the planting at the street frontage shall grow to equal the height of the adjacent wall at maturity; and subject to the reduction in the height of the fence at the south side of the property to no more than 6 feet in height from the alignment with the face of the building to a point 28 feet from the Virginia Way property line.

(Collins / Costello 5-0-1)

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

Oppose: none

Abstain: Benton

Motion Passes

3. FINAL REVIEW 02/11/2014 (PREVIOUSLY REVIEWED 3/12/2013, 3/19/2013, 4/16/13, 05/14/13)

Project Name: **VISIN DUPLEX**
337 Playa Del Sur St Permits: CDP
Project #: 280069 DPM: Jeffrey Peterson, (619) 446-5237
Zone: RM-3-7 japeterson@sandiego.gov
Applicant: Sarah Horton, (619) 231-9905

Scope of Work:

•• SUSTAINABLE BUILDING EXPEDITE PROGRAM •• CDP (Process 2) to demolish an existing duplex and construct a 3,273 sf 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.

The Visin Duplex was redesigned. Prior to meeting, applicant described the revised Scope of Work as follows:
The existing structure at the front of the property (337 Playa Del Sur), is to remain, but will have minor interior and exterior modifications as approved by the Historical Resources Board on January 23, 2014. The structure in the rear of the property (341 Playa del Sur) will be demolished, and a new three-story, 1,288 sf dwelling unit over a 432 sf garage will be constructed in its place. The project proposes two deviations as follows:

- 1. Side setbacks of 11 1/8" (north side) and 3'-1 3/4" (south side) where 5 feet is required*
- 2. Two off-street parking spaces, (one per unit), where 4 are required. The applicant stated that this is a deviation permitted for a designated historic structure.*

The total square footage of the front unit is 1,205 sf: 745 sf total on 1st floor, (698 sf existing and 47 sf new,) and 460 sf new on the 2nd floor. The proposed height of the front unit is 23'-8 1/2" and the proposed height of the back unit is 29'-10".

APPLICANT PRESENTATION 02/11/2014 (Sasha Varone and Sarah Horton):

The applicant presented the revised design. It was noted which portions of the existing building are to be preserved, and which are to be removed and replaced with new structures. Renderings were provided to show the perspective view from the street as well as the scale of the new structure in relation to the existing preserved portion of the existing structure. A roof deck is provided and two separate parking spaces.

DISCUSSION 02/11/2014:

A discussion ensued about the portion of the historic structure to be preserved and the type and scale of new structures to be constructed. The committee reviewed the proportion of the improvements in relation to both the existing structure and to the neighboring structures.

SUBCOMMITTEE MOTION 02/11/2014: That the findings can be made for a Coastal Development Permit to allow the partial demolition of existing structures not found to be historic and the construction of a new 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur. It is further recommended that all modifications to the existing historic structure will be in accordance with the Secretary of the Interior's Standards for Rehabilitation of Historic Structures.

(Costello / Leira 4-0-2)

In Favor: Costello, Leira, Mapes, Welsh

Oppose: none

Abstain: Benton as Chair, Collins because of the proposed parking deviation

Motion Passes

4. PRELIMINARY REVIEW 02/11/2014

Project Name: **ROSEMONT HOMES CDP**
251 Rosemont St. Permits: CDP
Project #: 347447 DPM: Jeff Peterson, (619) 446-5237
Zone: RM-1-1 JAPeterson@sandiego.gov
Applicant: Brian Yamagata, 619-231-9905

Scope of Work:

•• SUSTAINABLE BUILDING EXPEDITE PROGRAM •• CDP (Process 2) to demolish an existing single family residence on three lots and construct two, 2-story detached single family dwelling units with roof decks on two lots. Each residence will be 1,877 sf on 0.05-acre lots. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50% of the project's projected energy consumption. The project site is located at 251 Rosemont Street in the RM-1-1 zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone within the La Jolla Community Plan.

APPLICANT PRESENTATION 02/11/2014 (Sasha Varone and Brian Yamagata):

The applicant presented the proposed designs. The existing structures are to be demolished and the future development will consist of 2 single-family structures on 2 separate lots, conforming to the underlying legal lots. It is intended to provide for separate ownership of each of the three existing lots. This will leave one of the lots vacant, and all improvements will be designed for stand-alone development without the need for future merging of the lots. The proposed designs were presented. The proposed two-story structures will have parking to the south, from the alley, with decks at the end facing the street and alley. The proposed development will be 1 square foot less than the allowable FAR on the lot. A roof deck is provided with a shade structure and two separate parking spaces. Drawings were presented in support of the application.

DISCUSSION 02/11/2014:

A discussion ensued about the proposed development, the intention to maintain three separate legal lots, and the proportion and scale of the proposed development. The members of the committee requested no additional information, and recommended that the project be presented at a second meeting.

FINAL REVIEW 02/18/2014

APPLICANT PRESENTATION 02/18/2014 (Sasha Varone and Brian Yamagata):

The applicant presented and reviewed the design, unchanged since the previous meeting. The vacant lot between the two proposed residences is to be left undeveloped as a green space. The applicant has configured the proposed development so that the remaining lot could be developed separately as a third single-family residence.

DISCUSSION 02/18/2014:

A discussion ensued regarding the density of the proposed development, and conformance to the La Jolla Community Plan. It is noted that the existing development is one dwelling unit per three legal lots; future development of the remaining vacant lot could increase the density up to 17.4 du/acre, which exceeds the La Jolla Community Plan density of 15 du/acre. A CDP is necessary to demolish the existing house and permit this increase in density.

SUBCOMMITTEE MOTION 02/18/2014: That the findings can NOT be made for a Coastal Development Permit to demolish an existing single family residence on three lots and construct two, 2-story detached single family dwelling units with roof decks on two lots located at 251 Rosemont St. The reason is that the project could create three developable lots that would create a density exceeding the La Jolla Community Plan.

(Leira / Collins 5-0-1)

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

Oppose: none

Abstain: Benton as Chair

Motion Passes

5. PRELIMINARY REVIEW 02/11/2014

Project Name: **CHELSEA RESIDENCE**
5527 Chelsea Ave. Permits: CDP
Project #: 346341 DPM: Laura Black, (619) 236-6327
Zone: RS-1-7 LBlack@sandiego.gov
Applicant: Ricardo Torres, 619-231-9905

Scope of Work:

••• SUSTAINABLE BUILDING EXPEDITE PROGRAM ••• CDP (Process 2) to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Ave. The project shall integrate photovoltaic panels consistent with council policy 600-27 and 900-14. The site is in the RS-1-7, Coastal (non-appealable), Coastal Height, Residential Tandem Parking, Transit Area & Parking Impact Overlay Zones (Beach Impact Area) within the La Jolla Community Plan.

APPLICANT PRESENTATION 02/11/2014 (Sasha Varone and Ricardo Torres):

The applicant presented the proposed design, which is a new two-story residence with garage that is partially underground. Drawings indicating the proposed residence, including the proportions of the building, the window and entrance treatments, the garage driveway, and the scale of the entrance element were presented. The ownership of the access at the rear of the property was discussed.

DISCUSSION 02/11/2014

A discussion ensued about the scale and configuration of the residence, the landscaping, the setbacks, the entrance, the configuration of the driveway to the garage, and the neighborhood character.

Please provide for FINAL REVIEW:

- Provide a sketched or photographic street view of the property, which extends at least two houses to both sides of the subject property, to show the proposed house in scale and in relation to the neighboring houses.
- Provide an evaluation of this proposed structure in relation to the existing 2-story house to the south, showing the relation of the windows and masses of the structure in relation to the existing neighbor.
- Provide an inventory of the uses of the access easement to the rear, as currently used by the other neighbors in this block, to the ends of this block.

FINAL REVIEW 02/18/2014

APPLICANT PRESENTATION 02/18/2014 (Sasha Varone and Ricardo Torres):

The applicant presented a photographic composition view elevation fronting the street that shows the proposed development. The applicant presented a site plan showing the alignment of the front elevation relative to the building to the south, and a large photograph showing the north elevation of the home to the south. The chimney at south side serves only a gas appliance: it will not serve a wood burning fireplace. A study of the rear access to the properties in this block indicates that a total of 5 houses will continue to have vehicle access from the rear.

DISCUSSION 02/18/2014:

A discussion ensued about the nature of the design, community character, and other aspects of the design. A discussion ensued about the usefulness of the partially-improved access in this case.

SUBCOMMITTEE MOTION 02/18/2014: That the findings can be made for a Coastal Development Permit to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Avenue.

(Costello / Leira 4-1-1)

In Favor: Costello, Leira, Mapes, Welsh

Oppose: Collins

Abstain: Benton as Chair

Motion Passes

6. PRELIMINARY REVIEW 02/18/2014 (COURTESY REVIEW 12/10/2013)

Project Name:	VILLA K-L CDP	Permits:	CDP
	1228 Park Row	DPM:	Jeff Peterson, (619) 446-5237
Project #:	345149		JAPeterson@sandiego.gov
Zone:	RS-1-7	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 sf single family residence and detached guest quarters on a 9,425 sf 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.

From Courtesy Review 12/10/13: Please provide for PRELIMINARY REVIEW:

- Provide street views of the proposed residence at both street frontages, showing the proposed residence in relation to its neighboring houses.
- Provide longitudinal site sections through the property, extending across both Park Row and Silverado, showing the relation to the houses across the street.
- 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.
- Clarify the calculation of the setback at the side yard.
- Cycle Issues are scheduled to be returned December 22; please provide these when available.
- Provide the historic report of the existing home.

APPLICANT PRESENTATION 02/18/2014 (Patrick McInerney):

The applicant presented the proposed design, with the additional information requested. The project will maintain the two existing driveways, one leading from Park Row and the other from Silverado. The overall structure is concrete, with panels of weathered cedar and full-height glass windows.

DISCUSSION 02/18/2014:

A discussion ensued about the nature of the design in relation to the neighborhood character. A landscape plan is not required: the applicant presented examples of the proposed design.

SUBCOMMITTEE MOTION 02/18/2014: That the findings can be made for a Coastal Development Permit to demolish an existing residence and construct a 4,885 sf single family residence and detached guest quarters on a 9,425 sf site. The property is located at 1228 Park Row.

(Welsh / Mapes 2-2-2)

In Favor: Mapes, Welsh

Oppose: Collins, Leira

Abstain: Benton as Chair; Costello due to a question about the street elevation and the scale of the proposed design in relation to the neighboring buildings.

Motion Fails

SUBCOMMITTEE MOTION 02/18/2014: That the findings can NOT be made for a Coastal Development Permit to demolish an existing residence and construct a 4,885 sf single family residence and detached guest quarters on a 9,425 sf site. The property is located at 1228 Park Row. Sufficient neighborhood information is not provided as requested in items a, b and c above (from 12/10/2013).

(Costello / Leira 3-2-1)

In Favor: Costello, Collins, Leira

Oppose: Mapes, Welsh

Abstain: Benton as Chair

Motion Passes

7. PRELIMINARY REVIEW 02/18/2014

Project Name:	SCHULTZ RESIDENCE CDP	Permits:	CDP
	1650 La Jolla Rancho Rd.	DPM:	Sandra Teasley, (619) 446-5271
Project #:	349769		STeasley@sandiego.gov
Zone:	RS-1-1	Applicant:	Dave Lyon, 858.775.0419

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a new residence with garages, pool, and site walls/fencing. The site is at 1650 La Jolla Rancho Road in the RS-1-1 zone of the La Jolla Community Plan area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non-appealable), the Coastal Impact Area, and the Parking Impact Overlay Zone.

APPLICANT PRESENTATION 02/18/2014 (David Lyon & Gary Stone):

The applicant presented the proposed design. The existing access route, vegetation, and the scale and nature of the neighborhood were discussed. The project will include a street dedication at the north frontage facing Buckingham Drive. The scale of the structure is graduated from a one-story east wing to a two-story north and west wing. The existing fencing and planting will be substantially retained.

DISCUSSION 02/18/2014:

A discussion ensued regarding the nature of the building massing and the landscaping. It was noted that some of the design is placed to preserve certain existing trees. The scale, massing and character of the proposed structure were discussed.

Please provide for FINAL REVIEW:

- a. Provide a section through the adjacent properties, including the scale and massing of the adjacent structures, along a more critical alignment to east/west and to the north/south axes.
- b. Provide a copy of the historical review information.