

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

**COMMITTEE REPORT**  
**For**  
**MARCH 2014**

- March 11, 2014 Present:** Meeting cancelled for want of a quorum (5 required for a quorum).  
Attending: Benton (Chair), Leira, Mapes, Welsh  
Chair informed all present that all matters are continued to March 18 and excused all at 4:45 pm.
- March 18, 2014 Present:** Benton (Chair), Collins, Costello, Kane, Mapes, Welsh

**1. NON-AGENDA PUBLIC COMMENT 03/18/2014**

Issues not on agenda and within LJ DPR jurisdiction.

a) *Paul Benton reported on the March 6 CPA review of two projects:*

- i. *The project at 251 Rosemont Street (Rosemont Homes) project was considered. Paul Benton presented the position of the DPR, which was that an increase in density would be created. The CPA voted to recommend approval of the project.*
- ii. *The project at 1228 Park Row (Villa K-L) was considered in a de novo presentation. The Architect presented new exhibits, including an additional section across Park Row and an assembled street view. Other aspects of the project were also reviewed and considered. The CPA voted to recommend approval of the project.*

**2. FINAL REVIEW 03/18/2014 (PREVIOUSLY REVIEWED 08/20/2013)**

Project Name:	<b>ESLAMIAN RESIDENCE CDP</b>	Permits:	CDP
	7350-7354 Fay Ave.	DPM:	Paul Godwin, (619) 446-5190
Project #:	PO# 297495		pgodwin@sandiego.gov
Zone:	RM-1-1	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, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

**APPLICANT PRESENTATION 03/18/14: (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. The Applicant presented photographs of the buildings on the site and the adjacent buildings.*

**DISCUSSION 03/18/14:**

*A discussion of the design focused on various aspects of the landscape plan and the appearance of the proposed building. The landscape plan is colored and indicates a driveway to remain: the Applicant noted that the driveway will be closed. The impermeable areas were reviewed and discussed. The appearance of the proposed building was discussed, as were the placement of the balconies and the various window and door elements.*

**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) On the Landscape Plan, clearly indicate the closure of the driveway to Fay, the designation of impermeable areas, and other paved areas.
- c) Coordination of the chimney, door, and window elements between the floor plans and the elevations.
- d) Coordination of the drawings with accurate dimensional information. This note applies to all plans, elevations, and sections.
- e) An overall design and elevation drawings that show conformance to the established pattern of development, scale, and detailing of the community and this neighborhood.

**3. PRELIMINARY REVIEW 03/18/14**

Project Name:	<b>HERSCHEL RESIDENCES CDP/MW</b>	Permits:	CDP, MW
	7452 Herschel Ave.	DPM:	Glen Gargas, (619) 446-5142
Project #:	343612		ggargas@sandiego.gov
Zone:	RM-3-7	Applicant:	Daniel Linn, 858-459-8108

**Scope of Work:**

Coastal Development Permit and Tentative Map (originally submitted as a Map Waiver) (Process 3) to demolish an existing residence and construct a two-unit, three-story condominium building on a 3,200 square foot property. The project site is located at 7452 Herschel Ave. in the RM-3-7 Zone, Coastal Overlay (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

**APPLICANT PRESENTATION 03/18/14:** (Daniel Linn and Joe La Cava)

*The proposed project was presented, reviewing the site planning, the parking configuration, landscape plan, and building massing with 2 stories over a basement garage. The materials were reviewed: metal roof and stucco. The building height was compared to the neighborhood pattern with an exhibit showing both sides of the street.*

**DISCUSSION 03/18/14**

*A discussion of the design focused on various aspects of the landscape plan, the site plan, exterior decks, setbacks, and the materials. The street trees were discussed: Jacaranda, Tipuana Tipu, and Flame Tree.*

**Please provide for FINAL REVIEW:**

- a) Provide a materials sample board with examples of the wood siding, standing seam metal roofing and the stucco.
- b) Provide an elevation study showing the window placement at the three interior elevations of the lot in relation to the neighboring buildings.
- c) Consider alternatives for treatment of the driveway.