

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

May 13, 2014 Present: Benton (Chair), Collins, Costello, Welsh, Leira
Appointees Henry Chiu, Jim Ragsdale, and Brian Will
May 20, 2014 Present: **CANCELLED DUE TO LACK OF QUORUM**

1. NON-AGENDA PUBLIC COMMENT 05/13/14

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

- a) *Three individuals have been nominated for membership on this committee. They are as follows:*
- i. *Jim Ragsdale, by the La Jolla CPA*
 - ii. *Brian Will, by the La Jolla CPA*
 - iii. *Henry Chiu, by the La Jolla Town Council*

The schedule for seating these new members was discussed. All described their experience with this committee. Brian Will has attended at least 8 meetings in the past two years. Jim Ragsdale and Henry Chiu have not attended in the past two years. Mike Costello made a motion for a sequence for seating the new members, as follows:

SUBCOMMITTEE MOTION 05/13/2014: That the new members be seated and permitted to vote as follows:

1. *Jim Ragsdale: today's meeting is the first of three to be attended before voting*
2. *Brian Will: to be seated and to be permitted to vote at today's meeting*
3. *Henry Chiu: today's meeting is the first of three to be attended before voting*

(Collins / Leira 3-1-1)

In Favor: Costello, Leira, Welsh

Oppose: Collins

Abstain: Benton

Motion Passes

b) *Mark Bucon requested that this Committee consider the side yard requirements of the RM-3-7 zone, which could be as little as 0 feet. The La Jolla Community Plan, page 90, discusses requirements for open space and ways to allow light and air into buildings that exceed one story. Chairman Benton requested that this proposer summarize these points and send the text to him for a future agenda.*

2. FINAL REVIEW 05/13/14 (PREVIOUSLY REVIEWED 04/15/2014)

Project Name:	MILLER RESIDENCE CDP	Permits:	CDP
	1540 La Jolla Rancho Rd.	DPM:	Jeff Peterson, (619) 446-5237
Project #:	359608		JAPeterson@sandiego.gov
Zone:	RS-1-1	Applicant:	Kim Grant, 619.269.3630

Scope of Work:

(Process 2) Coastal Development Permit for the demolition of an existing 1,794 square foot single-family dwelling unit and 400 square foot garage, and the construction of a new, two-story, 9,876 square foot single-family dwelling unit, 973 square foot habitable accessory structure, a 1,699 square foot garage and associated improvements on a 1.0 acre site. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is

located at 1540 La Jolla Rancho Road in the RS-1-1 Zone within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 1), and the Parking Impact Overlay Zone (Coastal Impact Area).

APPLICANT PRESENTATION 05/13/14: (Kim Grant)

The proposed project was presented with responses to the previously requested information. The elevations of the pool and shade structures were reviewed. All material details and finishes are the same as at the main house. The relation to the neighbors, the air condition equipment, and the various other design issues were reviewed. The presenter added a note to the drawings that indicates a sound-dampening enclosure at the air conditioner compressors, open to the sky.

SUBCOMMITTEE MOTION 05/13/2014: That the findings can be made for a Coastal Development Permit to allow the construction of a new two-story, 9,876 square foot single-family dwelling unit, 973 square foot habitable accessory structure, a 1,699 square foot garage and associated improvements on a 1.0 acre site at 1540 La Jolla Rancho Road.

(Leira / Costello 5-0-1)

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

Oppose: none

Abstain: Benton

Motion Passes

3. FINAL REVIEW 05/13/14 (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014)

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: William Metz, 619-276-1885

Scope of Work:

(Process 2) Property is developed with two dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish the rear units and construct one new 3,240 sf unit above a 719 sf garage and additional carport parking in a 3-story unit with a roof deck. 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 05/13/14: (Bill Metz)

The presenter noted that this is a new design compared to previous presentations. 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. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.

DISCUSSION 05/13/14:

A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.
- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

4. PRELIMINARY REVIEW 05/13/14

Project Name:	NEPTUNE PLACE MAP WAIVER	Permits:	CDP, MW
	6767 Neptune Place	DPM:	Glen Gargas, (619) 446-5142
Project #:	356779		ggargas@sandiego.gov
Zone:	RM-3-7	Applicant:	Robert Bateman, (858) 565-8362

Scope of Work:

Map Waiver to convert 18 residential dwelling units under or nearly under construction (building permit pending) into condominiums on a 0.511 acre property. The project site is located at 6767 Neptune Place in the RM-3-7 Zone, Coastal (appealable) Zone, Coastal Height Limitation, Beach Impact, Parking Impact, Residential Tandem Parking and Transit Area Overlay Zones within the La Jolla Community Plan area.

APPLICANT PRESENTATION 05/13/14: (Robert Bateman)

The proposed project was presented, which is a map waiver application. The application will create the new condominium units previously recommended for approval. This application is for entitlement of the previously-approved condominium units without any modifications to the Coastal Development Permit 343572.

DISCUSSION 05/13/14:

The map waiver is the subdivision procedure that is necessary to create separate ownership of the individual units. A discussion ensued about whether the first presentation of this project may be considered the final, requiring a unanimous vote.

SUBCOMMITTEE MOTION 05/13/2014: That this presentation may be considered the final presentation for this project.

(Collins / Costello 5-0-1)

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

Oppose: none

Abstain: Benton

Motion Passes

SUBCOMMITTEE MOTION 05/13/2014: The findings can be made for a Map Waiver to convert 18 residential dwelling units under or nearly under construction (building permit pending) into condominiums on a 0.511 acre property at 6767 Neptune Place.

(Collins / Costello 5-0-1)

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

Oppose: none

Abstain: Benton

Motion Passes

5. PRELIMINARY REVIEW

Project Name: **AMIN RESIDENCE**
7001 Country Club Drive Permits: CDP
Project #: 355717 DPM: John S. Fisher, (619) 446-5231
Zone: RS-1-4 jsfisher@sandiego.gov
Applicant: C.A. Marengo, 858-459-3769

Scope of Work:

Coastal Development Permit to amend CDP No. 617242 to delete the consolidation of Lots 4-6 La Jolla Country Club Estates, Map No. 2167 and the construction of a 6,818 square foot, single family residence on a vacant 0.71-acre (30,784 sf) located at 7001 Country Club Drive in the RS-1-4 Zone within the La Jolla Community Plan.

APPLICANT PRESENTATION 05/13/14: (Claude-Anthony Marengo)

The presenter reviewed the project and the overall composition on the site. The landscaping was reviewed; it comprises 31% of the site. The FAR is 26%. A total of 6 parking spaces are provided, all covered. The site is retained by retaining walls at the Country Club Drive frontage and at the side drive. The proposed design is subject to some private agreements for height limits. Country Club Lane is a private drive which serves a total of four residences. No parking is provided on Country Club Lane.

The proposed project was presented, which is a courtyard plan on a level-pad concept, with a series of retaining walls at the cut and fill sides. Pedestrian and vehicular access is from Country Club Lane at the north side of the site.

DISCUSSION 05/13/14:

A discussion of the design focused on various aspects of the site development and the retaining walls.

Please provide for FINAL REVIEW:

- a) Please provide a materials sample board.
- b) Please provide more definition of the bulk and scale of the retaining walls fronting Country Club Way.
- c) Provide information about the lane fronting the easterly side, with the lane, retaining walls and vegetation.
- d) Provide a simulation of the view of the properties from the west to the east, north to the south, and from the east to the west.

6. PRELIMINARY REVIEW

Project Name: **LA JOLLA BEACH TOWNHOMES TM**
6633 La Jolla Blvd. Permits: CDP, TM
Project #: 353968 DPM: Glen Gargas, (619) 446-5142
Zone: RM-3-7 ggargas@sandiego.gov
Applicant: William Mack, 858.259.8212

Scope of Work:

(Process 3) Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units under construction into condominiums on a 0.115 acre property. The site is located at 6633 La Jolla Boulevard, in the RM-3-7 zone of the La Jolla Community Plan area and Coastal Zone (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 05/13/14: (Will Mack, Barry Fast)

The proposed project was presented, which is a tentative parcel map application. The application will create the new condominium units previously recommended for approval. This application is for entitlement of the

previously-approved condominium units in Coastal Development Permit 437105. All utilities will be undergrounded. It is noted that Unit 4 of this project is changed from 3 bedrooms to 2 bedrooms.

DISCUSSION 05/13/14:

The tentative parcel map is a procedure that is necessary to create the separate ownership of the individual units. Members of the Public, Mark Bucon and Robert Gilmore, presented information about changes to the design of the parking garage and the number of units.

A discussion ensued about whether the first presentation of this project may be considered the final, requiring a unanimous vote. Committee members discussed changes to the project since the approval of the CDP. No motion was taken: the matter is continued.