

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

June 10, 2014 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh
Appointees Jim Ragsdale and Henry Chiu

June 17, 2014 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Will
Appointees Jim Ragsdale and Henry Chiu

1. NON-AGENDA PUBLIC COMMENT 06/10/14

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

a) *Mike Costello confirmed that he is running for a seat as Trustee of the CPA.*

b) **Seating of new members:** It is noted that as per the DPR meeting of May 13, 2014, the new members will be seated and permitted to vote as follows:

1. *Jim Ragsdale: today's meeting is the second of three to be attended before voting*
2. *Henry Chiu: today's meeting is the second of three to be attended before voting*

2. NON-AGENDA PUBLIC COMMENT 06/17/14

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

a) **Seating of new members:** It is noted that as per the DPR meeting of May 13, 2014, the new members will be seated and permitted to vote as follows:

1. *Jim Ragsdale: today's meeting is the last of three to be attended before voting*
2. *Henry Chiu: today's meeting is the last of three to be attended before voting*

3. FINAL REVIEW 06/10/2014 (PREVIOUSLY REVIEWED 05/13/14)

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 located at 7001 Country Club Drive in the RS-1-4 Zone within the La Jolla Community Plan.

APPLICANT PRESENTATION 06/10/14: (Claude Anthony Marengo)

The presenter showed the materials sample board. The presenter summarized the overall composition in the elevations and sections, and the overall height of the new building. The presenter reviewed the elevations and sections, and the overall configuration and height of the proposed project. The site development was described. A Landscape Plan was not provided.

DISCUSSION 06/10/14:

A discussion of the design focused on the site development, the proposed retaining walls, and various aspects of the new building and the materials. A discussion of the landscape elements related to the application of shrubbery and plantings in relation to the various walls. The landscaping is governed by the CC&Rs, not presented nor discussed in detail. The lot consolidation of lots 4, 5 and 6 is not pursued: this project is entirely on Lot 4. The driveway to the north presently serves five residences: the setback of the house anticipates the future widening of the principal driveway to the north.

SUBCOMMITTEE MOTION 06/10/14: Findings CAN be made for a Coastal Development Permit to amend CDP No. 617242 for the construction of a 6,818 square foot, single family residence on a vacant 0.71-acre located at 7001 Country Club Drive.

(Leira / Costello 6-0-3)

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

Oppose: None

Abstain: Benton as Chair

Motion Passes

4. FINAL REVIEW 06/10/2014 (PREVIOUSLY REVIEWED 05/13/14)

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

Scope of Work:

Coastal Development Permit and Tentative Parcel Map (Process 3) 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 06/10/14: (Claude Anthony Marengo, William Mack, Barry Fast)

The presenter noted that this is a focused application for the purpose of the Tentative Map; other matters discussed relating to the bedroom count, the number of parking spaces, and the development of the project were reviewed. The required open space areas were reviewed. The trash storage area at the southeasterly portion was noted. The access of each parking space was reviewed, showing the maneuvering space and the access to the driveway. Disabled access parking spaces are reached from the alley: an accessible route for the disabled person is shown in the plan. One bedroom was deleted from one of the Units, per Delta 1. The proposed map documents the approved configuration of the building, with the subdivision of the units. No environmental issues have been raised in the map review process.

DISCUSSION 06/10/14:

On the Tentative Map, the bedroom count is listed. A notation was added by the Applicant that shows three of the units have 2 bedrooms, and one of the units has 1 bedroom.

SUBCOMMITTEE MOTION 06/10/14: Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units consisting of one 1-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be included in the Condominium Association bylaws.

(Benton / not seconded)

Motion Fails for lack of a second.

SUBCOMMITTEE MOTION 06/10/14: Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units provided one of the units is a 1-bedroom and it contains only one bedroom with an adjacent bathroom.

(Leira / Collins 2-4-3)

The motion was discussed and tabled. The Applicant offered to return at the end of the agenda to present additional information.

In Favor: Collins, Leira

Oppose: Costello, Kane, Mapes, Welsh

Abstain: Benton as Chair

Motion Fails

SUBCOMMITTEE MOTION 06/10/14: Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units to condominium ownership consisting of one 1-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be as indicated in the marked Tentative Parcel Map dated June 10, 2014 and included in the Condominium Association bylaws.

(Benton / Mapes 4-2-3)

In Favor: Costello, Kane, Mapes, Welsh

Oppose: Collins, Leira

Abstain: Benton as Chair

Motion Passes

On June 11, Applicant contacted the Chair and requested to return to the DPR to present new information

June 17, 2014 procedures: To reconsider the matter, Rule 37: Majority vote required.

Upon deliberation if the previous motion is to be rescinded, Rule 35: a 2/3 vote will be needed.

FINAL REVIEW 06/17/2014 (PREVIOUSLY REVIEWED 05/13/2014, 06/10/14)

APPLICANT PRESENTATION 06/17/2014: (Claude Anthony Marengo)

The presenter reviewed the bedroom calculations and the resulting parking space requirements. The total required parking is 8 spaces. Unit 4 will have 3 bedrooms and the other 3 units will have 2 bedrooms each.

SUBCOMMITTEE MOTION 06/17/14: RESCIND the Approved Motion of June 10, 2014 to approve the Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units to condominium ownership consisting of one 1-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard.

(Costello / Mapes 5-1-1) 2/3 vote required

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

Oppose: Will

Abstain: Benton as Chair

Motion Passes

SUBCOMMITTEE MOTION 06/17/14: Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units to condominium ownership consisting of one 3-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be as indicated in the marked Tentative Parcel Map dated June 10, 2014 and included in the Condominium Association bylaws.

(Costello / Will 6-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Will
Oppose: none
Abstain: Benton as Chair

Motion Passes

5. FINAL REVIEW 06/10/2014 (PREVIOUSLY REVIEWED 12/17/2013, 01/21/2014)

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

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. **(See note below).**

***Applicant is returning to DPR to present changes to the design as follows:** *There have been some revisions to the design, but nothing that affects the concerns that were brought up at the hearings. In general, the “second story” has been moved to be an addition on grade at the back of the sloping lot.*

APPLICANT PRESENTATION 06/10/14: (John Pyjar)

The presenter noted that this is a new design compared to previous presentations. The proposed project was presented, reviewing the configuration of the proposed residence, including the highest portion at the easterly portion of the site. The overall design steps up the slope in segments that are largely one story in height. The design of the top story is reconfigured so that it is further to the east on the slope. The roof of a lower portion of the house will be used as a roof deck. The existing garage is maintained at the existing lower level, accessible in a lowered drive area.

DISCUSSION 06/10/14:

A discussion of the design focused on various aspects of the new building and the appearance of the proposed building, as were the scale and the relation to the pedestrian way to the south and the adjacent properties. The stepping and scale of the house were discussed, including the new configuration with the uppermost floor to the rear of the property, and the planting and fence in relation to the pedestrian way at the south side of the property.

Please Provide for FINAL REVIEW:

- a. Please provide a section that is made on a north/south axis, showing the relation of the building and the walls to the pedestrian way.
- b. Please provide a photomontage with the elevation of the proposed house in scale to the neighboring houses.
- c. Please provide a detail and/or section showing the rooftop landscaping.
- d. Please provide a landscape plan and elevation of the view from the south, along the pedestrian way, showing the planting and the fence in relation to the house.

FINAL REVIEW 06/17/2014 (PREVIOUSLY REVIEWED 12/17/2013, 01/21/2014, 06/10/14)

APPLICANT PRESENTATION 06/17/14: (John Pyjar, John Hart)

The Applicant presented the additional materials previously requested June 10. The section drawings show the relation of the building to the topography, the street, and the pedestrian way. The photographic panoramic view

shows the existing building with the new house in its proposed location. The Applicant presented the four principal elevations with the landscape elements. It is noted that the pedestrian way to the south is roughly 2 to 3 feet higher than the adjacent private property in the easterly portion of the lot.

DISCUSSION 06/17/14

A discussion of the design focused on various aspects of the street elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with existing relatively large buildings. Although members of the public who own nearby properties had attended the June 10 meeting to invite members of the Committee to visit their homes, no members of the Committee made such visits. The continuation of the driveway does not conform to the community request that the driveway is to be served from the alley when it is available.

SUBCOMMITTEE MOTION: Findings CAN 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.

(Will / Collins 5-1-1)

In Favor: Will, Collins, Mapes, Leira, Kane

Oppose: Costello due to the request for a variance for the driveway

Abstain: Benton as Chair

Motion Passes

6. FINAL REVIEW 06/17/2014 (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014, 05/13/14)

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: Bill Metz, 619-276-1885

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 06/17/14: (Bill Metz)

The proposed project was presented with the various drawings and the materials previously requested. The elevations and the proposed composition were discussed. No materials sample board was presented. The proposed parking space count is 5 spaces total, including an extra parking space accessible by an existing driveway from Fay Avenue.

DISCUSSION 06/17/14

A discussion of the design focused on various aspects of the building elevations, the interior courtyard, and the relationship to the adjacent properties. The intensity of development was noted, and the relation of the proposed 3-story building in relation to the neighborhood. A discussion ensued about the driveway access to Fay Avenue. This is not required to provide for the number of units, per SDMC 142.0560.j.8.c. The committee made it clear that the pedestrian-friendly environment is enhanced by the elimination of driveways and the removal of parking in the front yards of the homes, which is one of the reasons to remove the driveway. The Applicant requested a continuance to study this matter further.

7. PRELIMINARY REVIEW 06/17/2014

Project Name: **BOURGEOIS/KENNEDY CDP**
604 Gravilla Place
Project #: 327381
Zone: RM-1-1

Permits: CDP
DPM: Jeannette Temple, (619) 557-7908
jtemple@sandiego.gov.
Applicant: Dave Eslinger, (858) 201.9021

Scope of Work:

Coastal Development to demolish and reconstruct the front single dwelling unit known as 604 Gravilla Place, APN 351-491-12-02 (as defined as Unit No. 2 in Document No. 2001-0482493, recorded July 13, 2001 in the Office of the County Recorder). The site is located in the RM-1-1 zone Coastal Overlay, Coastal Height Limit Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area.

APPLICANT PRESENTATION 06/17/14: (Katherine Kennedy, Glenn Bourgeois, Dave Eslinger)

The proposed project was presented, including a site plan, building elevations and sections. Material samples and colored renderings were presented. The proposed development has a floor area of 2,338 sf, which permits development less than the maximum 2,344 sf permitted by the CC&Rs of the property. The condominium subdivision of the property appears to be in question.

DISCUSSION 06/17/14

A discussion of the design focused on various aspects of the street elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with relatively large buildings. The relatively large scale of the driveway was discussed. The Applicant prefers to retain the footprint, the design features, and the parking of the previously-existing unit which was completely demolished. The Architect pointed out that the design is limited by the CC&Rs, reviewed the front yard setback method, and showed that parking is required to only conform to the previously-existing parking (3 spaces total; no parking for the rear unit; reduced setback from the street, and noted that windows are prohibited at the east side fronting the drive to the rear unit.

Please Provide for FINAL REVIEW:

- a. Please provide reasoning for the 20-foot wide curb cut.
- b. Please provide the planter at the center of the driveway.
- c. Please provide examples of the additional landscape elements discussed in the meeting.
- d. Please provide windows, detailing and enhancements to the east wall fronting the side driveway.