

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

October 14, 2014 Present: Benton (Chair), Collins, Costello, Mapes, Ragsdale, Will

October 21, 2014 Present: Benton (Chair), Collins, Costello, Mapes, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT 10/14/2014

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

- a. Jim Ragsdale discussed a conversation he had with a local developer, regarding the approach to the design and possible changes to a design recently executed.
- b. Jim Ragsdale noted that changes are proposed to the Land Development Code, which include changes in the determination of exclusion of a project, and reduction or elimination of the 51% rule for changes to the design.

2. NON-AGENDA PUBLIC COMMENT 10/21/2014

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

- c. Michael Costello noted that there will be a special meeting October 24 of the Ad Hoc Bylaws Committee of the CPA, which will change the bylaws, including the creation of the 19th trustee seat, and the election of that trustee if the seat is approved.

3. FINAL REVIEW (PREVIOUS PRELIMINARY REVIEW 09/16/2014)

Project Name: La Jolla High School Stadium Water Easement Vacation.

Project #:	366028	Permits:	CDP
Zone:	SDUSD	DPM:	Glenn Gargas 619-446-5142
			ggargas@sandiego.gov
		Applicant:	Michael Kinnear 858-831-0111

Easement Vacation (Process 2) to vacate a water easement for a previously-abandoned water main located in Block A of Starkey's Prospect Park, Map 1729. This is located in La Jolla High School.

APPLICANT PRESENTATION 09/16/14: (Michael Kinnear, PE)

The proposed project was presented, site plan reviewed. The water line was abandoned in 2001. The school wants to build a concession stand and restroom atop the easement. The Div. of State Architecture approved the building designs.

DISCUSSION:

Discussion included concerns about access, and ADA access, to the athletic fields, ROW, possible proscriptive rights.

Please provide for FINAL REVIEW:

- a) Please provide larger drawings mounted on poster boards. Please use different colors to high light the extent of vacation, the different aspects and specific uses.
- b) Are there future plans for the area, if so please explain.

- c) Does the public currently use the easement as a Right of Way?
- d) Please provide photos of the current site of easement with surroundings.
(Mr. Kinnear would like to return 14 Oct 2014.)

Note that as of July 2014, the code has been revised to allow for an easement vacation to be Process 2 in the event that the easement in question is a utility easement with no current utility use.

APPLICANT PRESENTATION 01/14/14: (Michael Kinnear, PE)

The proposed project was presented, with the supplemental information requested. A discussion ensued regarding the proposed alterations to the improvements in the area, and the proposed construction of a concession stand, new walks, and other improvements currently in the planning stage.

SUBCOMMITTEE MOTION 10/14/14: Findings CAN be made for a Coastal Development Permit to vacate the existing water easement at the La Jolla High School Stadium.

(Collins / Costello 5-1-0)

In Favor: Benton, Collins, Costello, Mapes, Ragsdale, Welsh, Will

Opposed: Ragsdale

Abstain: none

MOTION PASSES

- 4. **FINAL REVIEW** (Previously presented 7/8/14, 7/15/14, and 9/9/14. Presented to the CPA 10/2/14: continued, with a request by the Applicant to return to the DPR with a proposal that is substantially changed.)

Project Name: **SACIDO RESIDENCE**

901 & 911 Skylark Drive

Permits: CDP, SDP

Project #: 349884

DPM: John S. Fisher, (619) 446-5231

Zone: RS-1-5

JSFisher@sanidiego.gov

Applicant: Mark Farrington, (858) 675-9490

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and a guest quarters at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

Applicant proposes the following language: to process as part of a Coastal Development Permit (CDP) and Site Development Permit (SDP) the following: 1) a parcel map lot line adjustment between the two legal lots known as Lots 52 & 53, LA JOLLA MESA VISTA, Map No. 3650. 2) An approximately 700 square foot GUEST QUARTERS for Lot 53 (901 Skylark Drive) as defined by San Diego Municipal Code (SDMC) Section 141.0306. No food preparation facilities are proposed as part of the GUEST QUARTERS design per the Municipal Code. Applicant acknowledges a Deed Restriction shall be recorded with building permit issuance. 3) Proposed construction of retaining walls, ramps, staircases, landscape planting and irrigation, patio paving, pergola, raised planters for herbs, small water features including Koi pond, and (901 Skylark Drive only) a pool and spa with vanishing edge construction all as shown on various plan sheets. 10/07/14

APPLICANT PRESENTATION 07/08/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented as in Scope of Work. The applicant presented a ten page handout. Houses were remodeled with previous permits (not part of this project). DSD agrees that the slope is not natural, graded

in 1959-1962? They plan for a stable slope and will prepare drainage for 100 year storm. Water will go to a catch basin. Mr. Sacido wants the site for his wedding, and does not have plans for other events.

DISCUSSION 07/08/14

About 7 neighbors and Architect Scott Spencer had considerable discussion about hillside drainage, drainage flow to downhill properties. The need for a drainage study and mitigation of water flow was expressed. Request was made to divert storm water to the City storm water system. Neighbors expressed concern about the non-permitted grading and clearing, and the subsequent Code Violations. There was a question about the need for more parking for the habitable companion units. There was concern about the possible future situation of the properties have separate owners since the conjoined landscaping, side yard entryway could not be easily separated.

Please Provide for FINAL REVIEW:

- a. Please provide an aerial photograph showing the surrounding properties. Use colors to mark existing and proposed property lines. Show how this will improve the applicant's property.
- b. Please provide a complete and detailed drainage plan. Please include your drainage study, Water Quality Technical Report and any other information related to storm water treatment.
- c. Please identify properties downhill that are, or could be, affected by storm drainage.
- d. Please provide the geotechnical report with addendum and Biological Reports.
- e. Please provide drawings for the companion units.
- f. Please provide SD Muni Code reference that the companion units do not require additional parking.

FINAL REVIEW 07/15/2014 (PREVIOUSLY REVIEWED 07/08/14)

APPLICANT PRESENTATION 07/15/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented, with responses to each of the items previously requested. The Water Quality Technical Report by Scott R. Lyle indicates the downhill storm water flow will be slightly less with the project's mitigations of collection and controlled percolation. Their goal is to treat and direct the downhill flow between houses. Currently overflow does go between houses downhill.

DISCUSSION 07/15/14

A discussion ensued with considerable amount of comments and questions by neighbors about the downhill stormwater flow, its mitigation, direction, and amount of flow. A neighbor's representative, Architect Scott Spencer, stated that there has been a history of storm drainage flow of water and mud on their property. The applicant suggested a second feature, downhill, where overflow would be collected in a gravel-filled ditch and again controlling percolation. The applicant stated that any storm water control plan would go with the property and title in perpetuity. Neighbor Bill Mitchell expressed concern that the properties might be rented out as party houses or vacation rentals. The Chair of the HOA Arch. Jury, Eileen Hyslop, stated the project disregarded and violated their DC&R process. DPR reminded Ms. Hyslop that HOA matters are outside DPR's review. Issues were raised by DPR about the Municipal Code requirements for Companion Units, 141.0302. The applicant wished to continue the review until a future meeting.

Please Provide for FINAL REVIEW:

- a. Please reconcile the requirements of SD Muni Code, Companion Units, 141.0302.
 - a. Record Owner agreement with City (approved by City Attorney) that Owner shall reside in either primary or companion unit. Agreement goes with Title. How is this possible with two separate lots? Will the owner actually live on either lot?
 - h. One off-street parking space required per bed room of companion unit. Min. one parking space per companion unit.
 - i. Off-street parking shall not be located in the area between the street wall and the front property line.

- b. References: Street Wall 113.0103, Determining Street Wall 113.0264, Determining Street Wall Line 113.0267.
- c. Please study having a secondary storm water mitigation furrow further down slope.
- d. Please meet with the HOA.

FINAL REVIEW 09/09/2014 (PREVIOUSLY REVIEWED 07/08/14 and 07/15/14)

APPLICANT PRESENTATION 09/09/14: (Mark Farrington, John Krizan)

The proposed project was presented, with responses to each of the items previously requested. The street wall and the stormwater control methods were reviewed.

An email from Bart Sefton was presented that indicates that the Architectural Jury of the HOA has approved the project.

Landscape Architect John Krizan described the proposed improvements to the properties.

DISCUSSION 09/09/14

A discussion ensued about the methods of controlling stormwater flow. The companion units are less than 700 sf each. A discussion ensued about the possibility of vacation or additional rental properties.

The existing eucalyptus trees will be removed.

Bill Pierce, the president of the HOA, described the review process as it presently stands.

SUBCOMMITTEE MOTION 09/09/14: Findings CAN NOT be made for a Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, and a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site. This is based upon the findings that:

- a. The proposed project is not consistent with the neighborhood character,
- b. The habitable units and structure are inconsistent with the SDMC 141.0302,
- c. The project presents a street wall that is inconsistent with SDMC 113.0103, 113.0264, and 113.0267.
- d. The off street parking requirement is not met for these additional spaces that appear to serve as bedrooms.
- e. The record of agreement with the City Attorney limiting the use of the companion units was not presented.
- f. The boundary adjustment divides one larger open space and creates two smaller open spaces, which is inconsistent with recognized planning practice to consolidate and create larger and more coherent open space.

(Costello / Mapes 6-1-1)

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

Oppose: Will

Abstain: Benton, as Chair

Motion Passes: Project is NOT recommended for approval.

PRELIMINARY REVIEW 10/14/2014 (PREVIOUSLY REVIEWED by the CPA and MODIFIED DESIGN presented 10/14/2014)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

On October 2, 2014, Applicant presented the project to the CPA and after discussion, requested that the project be amended and return to the DPR for further review. Applicant contacted the Chair of the DPR and requested to return to the DPR to present new information

At this meeting of the DPR October 14, 2014, Applicant will offer a Project that is modified, including to ELIMINATE the Guest Quarters on Lot 52 (911 Skylark Drive) and replace it with patio area. The stairway on Lot 52 adjacent to Lot 53 has been eliminated as a direct link from the main house level to the lower pathways shown.

APPLICANT PRESENTATION 10/14/14: (Mark Farrington, John Krizan)

The changes to the proposed project were presented and reviewed. One of the companion units, on 91 Skylark, was deleted, and the remaining accessory building was changed to a Guest Quarters. Two parking spaces are provided at each lot.

October 14, 2014 procedures:

To reconsider the matter, Rule 37: Majority vote required.

SUBCOMMITTEE MOTION 10/14/14: Per Rule 37, this Committee finds that a substantial change to the design has been made, and wishes to reopen this matter for further review.

(Ragsdale / Benton 2-4-0)

In Favor: Ragsdale, Benton

Opposed: Collins, Costello, Mapes, Will

Abstain: none

MOTION FAILS

DISCUSSION

Mr. Costello recommended that a statistical analysis might be undertaken that demonstrates the distribution of similar development on properties in this neighborhood. Sarah represented that she would be able to present an exhibit that demonstrates the sizes of the various lots and the existing downslope development of the type proposed in this project.

The Applicant requested that this matter be continued to the meeting October 21, 2014.

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

FINAL REVIEW 10/21/2014 (PREVIOUSLY REVIEWED by the CPA and MODIFIED DESIGN presented 10/14/2014 and 10/21/14).

APPLICANT PRESENTATION 10/21/14: (Mark Farrington, John Krizan)

In addition to the amended drawings that were presented at the October 14 meeting, the Applicant presented large-scale drawings within the 300-foot radius and beyond, which showed the areas in which similar improvements had been undertaken at lower portions of the slope.

October 21, 2014 procedures:

To reconsider the matter, Rule 37: Majority vote required.

SUBCOMMITTEE MOTION 10/14/14: Per Rule 37, this Committee finds that a substantial change to the design has been made, and wishes to reopen this matter for further review.

(Collins / Ragsdale 5-1-1)

In Favor: Collins, Mapes, Ragsdale, Welsh, Will
Opposed: Costello
Abstain: none

MOTION PASSES – The matter is reopened

APPLICANT PRESENTATION 10/21/14: (Mark Farrington, John Krizan)

The Applicant reviewed the project, including the amended design, the slope areas (man made and natural slopes), as shown in the amended design. The applicant noted the distribution of the areas of the slope that will be improved, with the indications of the natural and manmade slope areas.

Although this committee does not implement private agreements between property owners, the recommendations of the homeowners association were discussed. The examples of other improvements in the HOA were discussed, as well as the precedents for structures in the area. The proposed uses of the guest quarters was discussed. It was noted that the HOA recommendations are considered as a possible source of the neighborhood character, but it is advisory only.

To rescind the previous vote of September 9, 2014 on this matter, Rule 35: a 2/3 vote will be needed.

SUBCOMMITTEE MOTION 10/21/14: Per Rule 35, this Committee finds that a substantial change to the design has been made, and wishes to rescind the previous vote of September 9, 2014, and reopen this matter for further review.

(Benton / Will 2-4-1)

In Favor: Ragsdale, Will
Opposed: Costello, Collins, Mapes, Welsh
Abstain: Benton (as Chair)

MOTION FAILS – The vote of September 9 is NOT rescinded. This matter is referred back to the CPA.

5. FINAL REVIEW

Project Name: **KLINKOV RESIDENCE**

5915 Camino de la Costa

Project #: 377975

Zone: RS-1-7

Permits: CDP, SDP

DPM: Glenn Gargas, (619) 446-5142

ggargas@sandiego.gov

Applicant: Chris deGregorio, Marengo Morton

858-459-3769

Coastal Development Permit (Process 3) for remodel of first and second floor with a 371 sq ft first floor addition and new 1,846 sq ft third floor addition to an existing single family residence, resulting in a 4,829 sq ft single family residence on a 8,864 sq ft property. At 5915 Camino De La Costa, in the RS-1-7 Zone, Coastal (Appealable), Coastal Height Limitation, Parking Impact (Coastal and Beach), Residential Tandem Parking, Transit Area Overlay Zones, La Jolla Community Plan area.

APPLICANT PRESENTATION 09/16/14: (CA Marengo)

The proposed project is on the first public street from the ocean. Across from the ocean within 300 ft of the Mean High Tide Line. Under height limitations. Set backs, front = 15 ft, rear = 13 ft, North = 10'11", South = 5'3". Lot coverage allowed 50%, using 30%. Max FAR = 0.56, 4,953 sq ft. proposed FAR = 0.54. 4,829 sq ft. 4 bedrooms, 2 parking spaces in garage (all that is required). Historic review in progress.

DISCUSSION:

Cycles Letters say “third floor”, it should say two floors over a basement. There is space for parking in the driveway, though not of Code dimensions. Concerns about historic nature of structure, and neighbors possible views discussed, and relationship of structures.

Please provide for FINAL REVIEW:

- a) Please provide a scale photo exhibit of both houses on either side with your proposed house in the center.
- b) Please provide an exhibit of proposed colors and materials (in montage).
- c) Optional. Do the houses in back of your project on La Jolla Blvd have an ocean view ?

APPLICANT PRESENTATION 10/14/14: (CA Marengo)

The requested exhibits were presented, including photographs of the site and the proposed materials. It

SUBCOMMITTEE MOTION 10/14/14: Findings CAN be made for a Coastal Development Permit for remodel of first and second floor with a 371 sq ft first floor addition and new 1,846 sq ft third floor addition to an existing single family residence at 5915 Camino De La Costa.

(Collins / Costello 5-0-1)

In Favor: Collins, Costello, Mapes, Ragsdale, Welsh, Will

Opposed: none

Abstain: Benton (as Chair)

MOTION PASSES

6. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	MONARCH COTTAGES	Permits:	CDP, SDP
	7630 Fay Avenue	DPM:	Laura Black, (619) 446-5245
Project #:	370400 (355003)		LBlack@sandiego.gov
Zone:	LJPDO 3	Applicant:	Brian Longmore
			858-603-9478

LA JOLLA SUSTAINABLE EXPEDITE PROGRAM (PROCESS 4) Coastal Development Permit/Site Development Permit to amend CDP 201667 & SDP 206622 (PTS 66961) and a Conditional Use Permit (CUP) for a proposed 26-unit Residential Care Facility, within an existing 2-story building located at 7630 Fay Ave. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones within the La Jolla Community Plan, Local Coastal Plan.

APPLICANT PRESENTATION 10/14/14: (John Haffner, Frank Haffner, Matt Peterson)

The proposed project was presented, with a description of the services to be provided, the nature of the residences and the residents. The project will include communal areas for recreation and dining, and outdoor spaces. This will seek certification as a Residential Care for the Elderly (RCFE), primarily for those with cognitive challenges. This facility will not provide medical care. A total of 26 guest units will be provided, ranging in size from 345 sf to 430 sf. The guest rooms are grouped around the common areas configured for socialization.

Mr. Peterson described the project advancement thus far, including the project has been presented to the La Jolla PDO, which raised some questions regarding the application of the deviations to this project. Mr. Peterson presented information reviewing the business types and the various occupancies of commercial spaces between Prospect and Nautilus Street, excluding the Shores. The required parking was reviewed, as were the design considerations of the building.

Existing conditions of the PDO and LCP require that the residential uses comprise no more than the front 50% of the lot at ground floor (4 residential units are in this location and do not conform to this) and 75% of the street frontage is to be retail (there is presently a porte cohere that will remain, and the same residential units. Parking requirements are greatly reduced due to no need for cars by the residents: the minimum staff parking is 0.7 spaces per bed, leading to a requirement for 23 parking spaces, satisfied by 13 parking spaces on site, and the remaining 10 offsite at the Bank of America parking garage on Kline Street. The trash collection location was altered in response to a request by a neighbor across the alley.

A discussion ensued regarding the requirements and operation of this kind of facility, with the experiences of the residents and the way this kind of facility intends to meet the unique needs of the residents. The facility is a locked facility, achieved by a combination of staff observation and control of entrances. The ratio of personal assistants per resident is expected to be 8 at a minimum: additional staffing will be provided based upon the residents' needs. Up to 23 parking spaces are provided.

The project relies in part upon a Reasonable Accommodations Request, which led to the decision to approve the deviations under Process 1. The PDO discusses a "transitional" residential use on Fay, oriented toward the west.

The permit requirements are a CDP and SDP amendment to the existing Spa MD permits. No NUP is required.

Please provide for FINAL REVIEW:

- a. Provide information on the offsite parking agreement. Mr. Peterson stated that this agreement will run with the land of this application.
- b. Provide material and color samples of the exterior finishes being used.
- c. Provide information on the staffing report and requirements for this facility. Please provide additional information on the ways that this facility will provide for the access by the residents to the community resources.
- d. Provide information on the minimum distances between this facility and others.
- e. Please provide additional information on other facilities operated by this applicant.

The Applicant requested that this matter be continued to the next meeting October 21.

APPLICANT PRESENTATION 10/21/14: (John Haffner, Frank Haffner, Matt Peterson)

The proposed project was presented, with additional information regarding the parking, staff ratios, and other information. The staffing distribution information was reviewed. A quarter-mile separation is required between this project and the other RCFEs, and a map was showed that no other RCFE is located with that distance of the project.

The outdoor spaces for the use of the residents fronting Fay Avenue, Bishop's Lane, and the porte cochere drive aisle.

A discussion ensued regarding the staffing requirements and operation of this facility, and the required parking. Fourteen parking spaces are required: 23 are provided.

The materials sample board was reviewed: it was found that the colors differ from the sketch rendering.

The parking demand in the neighborhood was discussed. The site will be monitored by the staffing cameras, which will include the parking area and all entrances. The Fire Marshal has been consulted regarding access points and circulation to respond to emergencies.

This facility is not licensed or regulated by the State as an RCFE.

The project relies in part upon a Reasonable Accommodations Request, which led to the decision to approve the deviations under Process 1: not providing a retail use at the ground floor, and residential at the front of the lot. The PDO discusses a “transitional” residential use on Fay, oriented toward the west.

SUBCOMMITTEE MOTION 10/14/14: Findings CAN be made for a Coastal Development Permit, Site Development Permit and a Conditional Use Permit (CUP) for a proposed 26-unit Residential Care Facility at 7630 Fay Ave.

(Collins / Costello 5-0-1)

In Favor: Collins, Costello, Mapes, Ragsdale, Welsh, Will

Opposed: none

Abstain: Benton (as Chair)

MOTION PASSES

7. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	LimberCDP/SDP	Permits:	CDP, SDP
	303 Vista de la Playa	DPM:	Jeannette Temple 619-557-7908
Project #:	355828		jtemple@sandiego.gov
Zone:	RS-1-7	Applicant:	Andy Fotsch, Island Architects
			858-459-9291

LA JOLLA 10#24004366 Coastal Development Permit and Site Development Permit (Process 3) to remodel an existing single family residence with a 355 sq ft addition. Garage addition of 76 sq ft, & second-story, 688 sq ft guest quarters above the garage at 303 Vista de la Playa. The 10,833 sq ft site is located in the RS-1-7 of the La Jolla Community Plan area & Coastal Overlay Zone (appealable).

APPLICANT PRESENTATION 10/14/14: (Hailey Duke, Andy Fotsch, Drex Patterson)

The proposed project was reviewed, with summaries of the areas of additions. The parking requirement is for a total of 2 parking spaces, located in the garage, with the potential for tandem parking in the driveway. The guest house will be limited in use to the same tenancy as the main house, documented by a declaration to City standards and recorded. The proposed development will result in an FAR of 0.53 where 0.54 is permitted.

The exterior finishes will be stucco, with metal window frames, and cable and stucco guards at the balcony railings. Some of the deck and terraces will be wood decking or stone.

Before a building permit is issued, the record Owner shall submit a signed Habitable Accessory Structure Agreement with the City, according to City form PSD-203.

Please provide for FINAL REVIEW:

- a. Provide material and color samples of the exterior finishes being used.

The Applicant requested that this matter be continued to the October 21 meeting.

APPLICANT PRESENTATION 10/21/14: (Hailey Duke, Andy Fotsch)

The proposed project was reviewed, including the materials and design elements presented in the previous meeting, with summaries of the areas of additions.

The changes to the exterior elevations were reviewed: the addition of a deck and other features. The materials samples were presented and reviewed.

SUBCOMMITTEE MOTION 10/21/14: Findings CAN be made for a Coastal Development Permit and Site Development Permit (Process 3) to remodel an existing single family residence with a 355 sq ft addition. Garage addition of 76 sq ft, & second-story, 688 sq ft guest quarters above the garage at 303 Vista de la Playa.

(Ragsdale / Mapes 4-0-3)

In Favor: Collins, Costello, Mapes, Ragsdale

Opposed: none

Abstain: Benton (as Chair), Welsh (due to absence at October 14 meeting), and Will (due to a potential conflict of interest).

MOTION PASSES

8. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Eads Ave CDP/TM	Permits:	TM, CDP
	7330 Eads Avenue	DPM:	Rene Mezo 619-446-5245
Project #:	378195		rmezo@sandiego.gov
Zone:	RM-1-1	Applicant:	Claude-Anthony Marengo
			858-459-3769

Tentative Parcel Map and Coastal Development Permit (Process 3) to create 2 condominium residential units in a duplex under construction located at 7330 Eads Ave. The 0.16 acre lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Overlay Zone (Non Appealable).

APPLICANT PRESENTATION 10/21/14: (Frank Flores, Mike Dowling)

The proposed project was reviewed, with a summary of the proposed Tentative Map. The design is not changed from that which was previously approved. Offsite improvements in the alley and sidewalk have been added as conditions of the Tentative Map. The parking configuration was reviewed.

A discussion ensued regarding the features of the project, the conditions of the Tentative Map, and the approach to the subdivision of the property.

SUBCOMMITTEE MOTION 10/21/14: That this Committee may consider this to be a FINAL REVIEW of this project. A unanimous vote is required.

(Will / Collins 7-0-0)

In Favor: Benton, Collins, Costello, Mapes, Ragsdale, Welsh, Will

Opposed: none

Abstain: none

MOTION PASSES. This may be considered the Final Review and a vote for a recommendation may be taken at this meeting.

SUBCOMMITTEE MOTION 10/21/14: Findings CAN be made for a Tentative Parcel Map and Coastal Development Permit to create 2 condominium residential units at 7330 Eads Avenue.

(Collins / Will 6-0-1)

In Favor: Collins, Costello, Mapes, Ragsdale, Welsh, Will

Opposed: none

Abstain: Benton (as Chair)

MOTION PASSES