

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

December 9, 2014 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

December 16, 2014 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

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

(12/9/2014)

a. none.

(12/16/2014)

b. none.

2. COURTESY PRESENTATION (12/9/14)

Project Name: **La Jolla Cove Pavilion**

Scripps Park

Permits: CDP & SDP

Project #: not assigned

DPM: not assigned

Zone: City Park

Applicant: La Jolla Parks & Beaches
Patrick Ahern
Safdie & Rabines Architects

Scope of Work:

La Jolla Parks & Beaches is developing a new facility at La Jolla Cove including restrooms, showers, accessory uses, and gathering area. This Courtesy Presentation is intended to update reviewers on the progress and present initial conceptual plans for their consideration and to invite comment, perspectives, and insights from the La Jolla community. Courtesy presentation only: no vote will be taken.

APPLICANT PRESENTATION 12/09/14: (Patrick Ahern, Ricardo Rabines, Taal Safdie)

The proposed project was presented. A review of the site area was presented, including the natural amenities and views in all directions. The sponsoring committee held a series of community workshops. Some design alternatives were presented, including the use of trellises, open-air stalls, flying roofs, etc. The restrooms will be located in substantially the same part of the site. It appears that the design is relocating the restrooms to the south and west of the existing location. The alternative siting leads to additional grass area retained in the park. Issues related to the operation of the restrooms were presented, such as the specific designs of the restrooms, including family changing and toilet rooms, trash collection.

The responses to date have been to the scale of the restroom building and the ability to limit the encroachment into the lawn area.

DISCUSSION 12/09/14

A discussion ensued with comments about the design approach and the siting. Art can be added at the exterior walls, especially facing to the northeast. The gates should be integral to the design and part of the artistic expressions.

The shower areas were discussed: a post-mounted shower has the advantage that parents can wash their kids and stand off to the side. The view corridor between the Bridge Club and the new building is presently overgrown and will be reestablished. The functional relationships of the spaces was discussed: it is desired to have a greater count of fixtures. There was a question if there is an understanding of the equipment and wash facilities desired by the divers. It is desirable to preserve the trees wherever possible.

3. PRELIMINARY REVIEW (12/9/14)

Note: The Committee may, by a unanimous vote, vote on the Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Senyei Residence	Permits:	CDP & SDP
	1547 El Camino del Teatro	DPM:	Laura Black, (619) 446-5245
Project #:	383854		lblack@sandiego.gov
Zone:	RS-1-2	Applicant:	Michael Rollins
			619-993-6003

LA JOLLA 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' Coastal Development Permit (PROCESS 2) to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro. The 1.49 acre lot is located in the RS-1-2 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 12/09/14: (Michael Rollins)

The proposed project was presented, including the placement of the buildings and the site access and parking. The basement is 415 sf, not counted in the FAR. The garage is 1,051 sf. The total development is FAR = 0.20, less than the 0.45 maximum. Site drainage will be diverted toward the existing tennis court area, which is to be converted to a grass area. Various exterior decks will be provided at the exterior of the building. A total of 4 garage parking spaces are provided. The solar panels are configured so that they will not extend above the perimeter parapet.

DISCUSSION 12/09/14

A discussion of the design focused on the development of the site and the landscape elements. The heights of the various retaining walls were reviewed, although it is noted that the owner has already obtained a building permit for the retaining walls and impound basin.

Jim and Mary Berglund, the neighbors immediately to the south, are concerned that the proposed development will greatly reduce the amount of landscaping along the common property line, with the introduction of a motor court adjacent to his property. The concern is that there will be additional noise and light spilling onto their property. The purpose of the stormwater impound area was discussed, and the final configuration of the landscape design. Mr. Rollins resolved to meet later with these neighbors.

Please provide for the next presentation:

- a. Landscape plan with a description of the landscape elements.*
- b. Grading plan and quantities.*
- c. Retaining wall plans and elevations.*
- d. Provide an aerial view of the site with the neighborhood.*
- e. Elevations of the buildings without the landscape, colored to assist in visualizing the relationship of the various building and exterior elements.*

- f. *Materials sample board.*
- g. *Street view in relation to the neighboring residences.*

This matter is continued to a later meeting.

4. PRELIMINARY REVIEW (12/9/14)

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

Project Name:	HLJH CDP	Permits:	CDP
	820 Rushville Street	DPM:	John Fisher, (619) 446-5231
Project #:	393983		jsfisher@sandiego.gov
Zone:	RS-1-1	Applicant:	Dominique Houriet
			619-454-7306

LA JOLLA Coastal Development Permit (Process 2) to demolish an existing single family residence and detached accessory structure and construct a 2,607 sq ft, 2-story single family residence with an 841 sq ft attached garage at 820 Rushville St. The 0.092 acre site is in the RM-1-1 Zone, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 12/09/14: (Dominique Houriet)

The proposed project was presented. The site is adjacent to an alley to the east, and the site constraints were reviewed. The landscaped area is approximately 1300 sf (30%). The proposed residence is 2607 sf: FAR = 0.65. The building will have a green roof and solar collectors. The exterior walls will be a composition of concrete masonry with wood and glass infill.

The garage is considered an accessory building that does not have to observe the required setbacks. The design appears to encroach into the setbacks including no setback at the alley. The garage is served from the alley.

DISCUSSION 12/09/14

A discussion ensued about the intensity of the proposed development. The proposal appears to maximize the allowable development of the site, including the maximum encroachment into setbacks wherever possible and the maximum amount of floor area. The addition of the green roof is a nice amenity, but it does not compensate for the intensity of development.

The proposed landscape design is not provided, but it was made clear that the applicant wishes to provide screening landscaping toward the street, as high as possible. The presenter would research what the limits are to a fence height fronting the street.

Please provide for the next presentation:

- a. *Review the side yard setback for a garage approached from the alley.*
- b. *Review the setbacks for an accessory building.*
- c. *Please provide the justification that demonstrates that the Garage is an accessory building.*
- d. *Review the heights of landscaping and fences in the front yard.*
- e. *Provide a copy of the historic study about this existing home.*
- f. *Provide a study of other homes in this neighborhood that reviews the density, FAR, and setbacks of those homes.*
- g. *Please provide colored renderings of the proposed design, in relation to the homes in the immediate vicinity.*

APPLICANT PRESENTATION 12/16/14: (Dominique Houriet)

The proposed project was presented, with responses to the additional information requested. As to the garage setback from the alley: SDMC Diagram 131-04C shows the required setback of the driveway from Bishop's Lane. As to the other garage setbacks, per SDMC 131.0448.c and 131.0461.a.12: for lots less than 10,000 sf, the setback may be reduced for a structure that is less than 15' high, less than 30' deep, and no more than 525 sf. SDMC 142.0310.3 and Diagram 142-03A allows a fence at the front and street side yards up to 3' high that is solid, and per SDMC 142.0310.c.2.C with an upper portion that is a minimum of 75% open up to 6' high. The site is adjacent to an alley (Bishop's Lane) to the east, and the site constraints were reviewed. The front improvements include a deck that observes a reduced front yard setback on 50% of the frontage. The proposed residence is 3007 sf including the 458 sf of the garage: FAR = 0.65 where the maximum allowable FAR is 0.75. The area of the garage is reduced from 841 sf to 458 sf, and that area is included in the FAR calculations.

The exterior siding is changed to a cedar siding with the joints in a vertical pattern. The various uses of the roof and the exterior spaces were reviewed.

DISCUSSION 12/16/14

A discussion ensued about the intensity of the proposed development. The scale of the house in relation to the other houses on Rushville, as well as the facility to the east, were discussed.

A neighbor to the west described the garden walls and existing trees on the property. Stormwater control and drainage are first collected to a system that serves all exterior yards next to the house. The design of the foundation system was described, and the technique for bridging the existing sewer line, including a dedicated sewer easement across the rear yard setback.

SUBCOMMITTEE MOTION 12/16/14: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. (Will / Collins 4-5-0)

In Favor: Collins, Mapes, Welsh, Will

Oppose: Costello, Kane, Leira, Ragsdale, Benton (Chair)

Abstain: none

Motion Fails.

SUBCOMMITTEE MOTION 12/16/14: Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St. This is based upon the finding that the proposed project is not consistent with the neighborhood character, due to the scale of the openings at the exterior walls, the use of overly simple large-scale rectangular shapes at the exterior finishes such as the wood siding and the concrete masonry wall elements, the long bands of windows and openings, the flat roof and parapet, and due to the imposing nature of the exterior deck and guard rail elements.

(Costello / Kane 5-4-0)

In Favor: Costello, Kane, Leira, Ragsdale, Benton (Chair)

Oppose: Collins, Mapes, Welsh, Will

Abstain: none

Motion Passes.

5. PRELIMINARY REVIEW (12/9/14)

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

Project Name:	Verizon Mandell	Permits:	CDP
	3908 Torrey Pines Road	DPM:	Simon Tse, 619-687-5984
Project #:	342299		stse@sandiego.gov
Zone:	RS-1-5	Applicant:	Kerrigan Diehl
			760-587-3003

Project Description: PROCESS 4 - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for a new Wireless Communication Facility consisting of two antennas concealed inside two 30-foot tall replacement light standards (one antenna per pole), and associated equipment. The property site is located at 3908 Torrey Pines Road within Allen Field in the RS-1-5 zone of the La Jolla Community Planning area.

APPLICANT PRESENTATION 12/09/14: (Kerrigan Diehl)

The proposed project was presented: it consists of two antennas that serve to the south and north. The placement will consist of the replacement of two existing light standards, with a servicing building to the south.

The applicant has consulted with the La Jolla Youth Soccer League for the location, City of San Diego Park & Recreation Department. The site is constrained by the Venter Center building to the north, and is intended to improve local cell phone service in a deficient area between UCSD and the Summer House Inn.

DISCUSSION 12/09/14

A discussion of the design focused on the alternatives for the placement of the antennas and the need to fill the potential market areas. A site map was shown that showed the relative signal strength and service in the area, with the service improvement by this proposed installation.

A member of the community stated objections to the project based upon the specific use of the site, with the concerns that the installation will produce levels of radiation. Marc Kuritz presented a letter in which he reviewed the status of the park and a legal precedent that was similar to this application. Concerns were presented about the noise generation: air conditioning units that will be placed on the top of the support structure. The schedule and configuration of the lighting were discussed: narrow-focus lights may be considered.

Please provide for the next presentation:

- a. A sign was presented that appears on an AT&T pole. Please advise if any part of the installation will be posted with a sign that indicates that "Radio-frequency energy. May exceed exposure limits."*
- b. Please provide additional information about the legal basis for the apparent conflict with the City Charter.*
- c. If there other examples in the City of San Diego Parks that have this kind of installation, please provide those.*
- d. Please provide information on noise generation and mitigation.*
- e. Please provide additional information about the exterior materials to be used on the exterior of the support building.*
- f. Provide a map of the overlay areas of the service over a regional aerial photograph.*

6. PRELIMINARY REVIEW (12/16/14)

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

Project Name:	Amitai Residence	Permits:	CDP & SDP
	2514 Ellentown Road	DPM:	John Fisher, (619) 446-5231
Project #:	388734		jsfisher@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Maas
			Safdie & Rabines

La Jolla SDP No. 24005109 Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way. The 0.465 acre site is in the RS-1-4 zone and Coastal (appealable area) Overlay Zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION 12/16/14: (Taal Safdie, Scott Maas)

The proposed project was presented, including a discussion of the site constraints and the presence of a zone of archaeological resources. The siting of the proposed house is planned to locate at the flattest portion of the site, with the area of archaeological resources protected left without any structural improvement. The proposed design is consistent with an interpretation of the midcentury modern designs in the neighborhood. The proposed residence is a composition of wood and glass elements with minor roof projections and trellises that reflect the pattern of development in nearby properties.

SUBCOMMITTEE MOTION 12/16/14: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Ragsdale / Kane 4-5-0)

In Favor: Benton (Chair), Kane, Leira, Ragsdale

Oppose: Collins, Costello, Mapes, Welsh, Will

Abstain: None

Motion Fails for lack of a unanimous vote.

Please provide the following at the next presentation:

- a. A materials sample board including paint colors*
- b. Roof plan*
- c. Sample of the glazing material*
- d. Colored elevations*

This matter is continued to a later meeting.