

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

**April 14, 2015 Present:** Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will

**April 21, 2015 Present:** Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will

**1. ELECTION OF CHAIR PRO TEM (4/14/15)**

As Mr. Benton is absent, a Chair Pro Tem was elected.

**SUBCOMMITTEE MOTION:** To nominate Mr. Costello Chair Pro Tem.

(Ragsdale / Leira 6-0-1)

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

Opposed: 0

Abstain: Costello

**Motion Passes**

**2. ELECTION OF CHAIR PRO TEM (4/21/15)**

As Mr. Benton is absent, a Chair Pro Tem was elected.

**SUBCOMMITTEE MOTION:** To nominate Mr. Costello Chair Pro Tem.

(Will / Mapes 6-0-1)

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

Opposed: 0

Abstain: Costello

**Motion Passes**

**2. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person. **None Presented**

**3. APPROVAL OF MEETING MINUTES 4/21/15**

Meeting March 17, 2015

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of March 17, 2015.

(Will / Collins 6-0-1)

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

Opposed: 0

Abstain: Costello, as Pro Tem

**Motion Passes**

**4. REVIEW AND APPROVAL OF MINUTES 4/21/15**

Meeting April 14, 2015

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of April 14, 2015.

(Collins / Mapes 6-0-1)

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

Opposed: 0

Abstain: Costello, as Pro Tem

**Motion Passes**

**4. FINAL REVIEW 4/14/15** *(Previously reviewed 2/10/15 and 2/17/15)*

Project Name: Tyrian Residences  
6752-6762 Tyrian Street  
Project #: 379612

Permits: CDP, Map Waiver & SDP  
DPM: Jeff Peterson, (619) 446-5237

Zone: RM-1-1

Applicant: jpeterson@sandiego.gov  
Ricardo Torres  
(619) 231-9905

LA JOLLA # 24004885 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 4) Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq. ft. residence; remodel and add 762 sq. ft. to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St. The 0.17 acre lot is located in the RM- 1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

**APPLICANT PRESENTATION 2/10/15:** (Ricardo Torres, Sasha Varone, Jim Neri)

*The proposed project was presented, including the photographs of the neighboring houses, and the existing houses on the site. The existing main house is to be unchanged.*

*The lot has two front yards, and the vehicular access to Tyrian Street is waived.*

*The Deviation requested is to allow parking spaces within the street setbacks.*

*The project is a contemporary design, consisting of two stories above a subterranean garage. The three units are separated by 6 feet at the narrowest point.*

*The project is presently under review by the Historic Review Board.*

*The Landscape Plan was presented by Jim Neri: the site conforms to the development requirements for multifamily housing. Some green areas are paved with turf block. Some fencing is provided.*

**DISCUSSION 2/10/15**

*A discussion ensued about the composition of the houses on the site. The steep-pitched roofs were described as a significant part of the neighborhood character.*

*The preservation of certain existing trees was discussed: this is contained in the landscaped plan. Please provide for the next presentation:*

- a. A composite study of the elevations relative to the neighbors on both sides of Tyrian Street and Electric Avenue: this may be drawn or photographs.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Materials sample board.*
- d. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- e. Demonstrate step-backs at the second level.*
- f. Provide information on the selection of turf block.*
- g. Please provide additional information on the proposed Deviations, and why a Variance is not appropriate for this project.*
- h. Please describe how this proposed design will “enhance and strengthen” the neighborhood character, per the La Jolla Community Plan.*
- i. Please provide the results of the historic review, currently underway. The La Jolla Historic Society has not yet provided a recommendation.*

*The Applicant requested that this matter be continued to a later meeting.*

**APPLICANT PRESENTATION 2/17/15:** (Ricardo Torres, Sasha Varone, Jim Neri)

*The proposed project was reviewed, with the additional materials requested. The overall design was presented, including the comparisons to other examples in the neighborhood.*

*The use turf block was discussed, which will have an underground drip irrigation system.*

*A Deviation is requested to permit parking within the setbacks: the project will be two stories in height rather than 3 stories if the Deviation is not approved.*

*There has been a minor change to the landscape plan, including an approach walk. The La Jolla Historical Society has reviewed the project and recommended further review. The HRB will hear the project March 26.*

**DISCUSSION 2/17/15**

*A discussion ensued about the character of the neighborhood, and the application of the Deviation to this project. The alternative of a Variance was also discussed.*

*The pattern of neighborhood character was discussed in some detail, and compared to this project.*

*Diane Kane expressed concern that there is not yet a finding about the historic nature of the existing building, and advised that the La Jolla Historical Society is recommending that this building be designated.*

*A discussion ensued about the requested Deviations, and the parking calculations.*

*The committee discussed the significance of presenting an historic finding before the DPR Committee can vote on a resolution for the project.*

*The Applicant requested that this matter be continued to a later meeting.*

**APPLICANT PRESENTATION 4/14/15:** (Ricardo Torres, Sasha Varone, Jim Neri)

Documentation was presented that the project structure is not historic (the structure will be retained anyway). A key issue of the Project was the bold modern rectangular style. The style was changed to a Spanish style. Committee Members and the Public commented that they liked to change, and expressed appreciation.

**SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq ft residence; remodel and add 762 sq ft to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St.**

(Leira / Will 6-0-1)

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

Opposed: 0

Abstain: Costello

**Motion Passes**

**4. FINAL REVIEW 4/14/15**

Project Name:	Herschel Triplex	Permits:	CDP & SDP
	7569 Herschel Avenue	DPM:	Jeff Peterson, (619) 446-5237
Project #:	398346		japeterson@sandiego.gov
Zone:	MF-3-7	Applicant:	Rebecca Marquez, Golba
			619-231-9905

LA JOLLA 'SUSTAINABLE BUILDINGS EXPEDITE' (Process 2) CDP to demolish 1 dwelling unit with detached garage & construct a three (3) unit 'for rent' multi-family dwelling unit building at 7569 Herschel Ave. The 6,290 sq ft lot is located in the MF-3-7 Zone in the La Jolla Community Plan Area, Coastal Overlay Zone (Non-appealable area 2), Coastal Height Limitation Overlay Zone.

**APPLICANT PRESENTATION 3/17/15:** (Sasha Varone, Jim Neri)

- The proposed project was presented, with exhibits that show the site context and the proposed site development. The development will observe a front yard setback greater than the required minimums. A landscape plan was presented that shows the front yard patio areas, with pocket patio areas at the side yards. Information was provided on the adjacent buildings to each side.*
- A total of 6 parking spaces are provided in the garage, with the potential for parallel parking fronting the alley. The proposed FAR is 1.36 where 1.8 is allowed.*
- The historic report was provided in 2011 and a finding was made that the property was not historically significant due to extensive alterations.*

**DISCUSSION 3/17/15**

*A discussion ensued about the character of the neighborhood.*

*Please provide for the next presentation:*

- A section through the roof showing the screening of the rooftop photovoltaic collectors.*

- b. *A section through the site showing the relationship of the building to the adjacent buildings at the zero-setback area and at the increased side yard setback area.*
- c. *Materials sample board.*
- d. *Colored renderings of the elevations.*
- e. *A view from the alley with the two adjacent buildings, and the buildings across the alley.*
- f. *A copy of the historic report.*

The Applicant requested that this matter be continued to a later meeting.

**APPLICANT PRESENTATION 3/17/15:** (Sasha Varone, Chad Beaver, Jim Neri)

Sections were shown of the roof, and the site and adjacent buildings. Materials samples were shown, as well as colors. Historical Report presented, not historic. Landscape plan in front is to give living space, not just lawn.

**SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to demolish 1 dwelling unit with detached garage and construct a three unit 'for rent' multi-family dwelling unit building at 7569 Herschel Ave. (Collins / Ragdale 6-0-1)**

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

Opposed: 0

Abstain: Costello

**Motion Passes**

**5. FINAL REVIEW 4/14/15** (Previously presented 3/10/15 and 3/17/15)

Project Name:	<b>Tasende Gallery</b>	Permits:	CDP & SDP
	820 Prospect	DPM:	Jeff Peterson, <a href="mailto:japeterson@sandiego.gov">japeterson@sandiego.gov</a>
Project #:	393503	Applicant:	James Alcorn
Zone:	LJPD 1A		

La Jolla (Process 2) Coastal Development Permit to remodel an existing 9,320 sq ft mixed use building to include a restaurant use and a 550 sq ft residential addition. The 6,889 sq ft lot is located in the LJPD-1 zone of the La Jolla Planned District in the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay.

**APPLICANT PRESENTATION 3/10/15:** (James Alcorn)

- *The Project is to establish a high end type restaurant, an art galley, and an apartment for the owner. Current owner will live there. Zoned LJPD-1A.*
- *13 parking spaces are required, 10 are on site in back as tandem spaces. An agreement will be made for 4 or 5 more spaces, and valet parking.*
- *The second level will be served by an elevator and stairs from Prospect. Trash will be picked up from the alley. Loading will be from Prospect, like the other local restaurants.*
- *The galley and restaurant hour of operation will be noon to 10 PM. The design will conform to City sound generation requirements.*

**DISCUSSION 3/10/15** (James Alcorn)

*Three neighbors expressed concerns over restaurant noise, odors, numbers of people on the deck, alley traffic, and effects on their quality of life.*

*Please provide for the next presentation:*

- a. *Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace.*
- b. *Please provide details of the roof treatment, including the addition over the existing terrace.*
- c. *What will the seating capacity of the restaurant be?*
- d. *How and where will the restaurant be vented?*
- e. *Where will mechanical equipment be located and how screened?*
- f. *Consider overhead deck screening for the neighbors, such as outdoor type fabrics.*
- g. *Investigate sound dampening materials for outdoor deck surfaces.*
- h. *Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? If so, where?*

- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.
- j. What is the Muni Code reference for the parking requirement?
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning?

The Applicant requested that this matter be continued to a later meeting.

**FINAL REVIEW - APPLICANT PRESENTATION 3/17/15:** (James Alcorn)

- The proposed project was presented, with exhibits that show the additional information requested. The photo montage was presented.
- Additional drawings were presented which show the relationship of the various uses to the street and the alley, and to the properties to the east and west. A roof plan was presented.
- The parking spaces provided will be available for all users, but will be disabled accessible, with the use of an elevator from the parking garage.
- The required parking will be either 13 or 14 spaces, and this count in excess of the 10 provided onsite will be provided by a valet and parking agreement that will be condition of the CDP. The section of the SDMC that addresses parking requirements is 142.0530.a. The hours of operation will be from noon to 10 pm, plus another hour before and after for setup, preparation, and cleanup.

Provided for this presentation (with the responses in the meeting):

- a. Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace. *The photo montage was presented.*
- b. Please provide details of the roof treatment, including the addition over the existing terrace. *A roof plan was presented showing location of equipment, vents, skylight, photovoltaics and screening.*
- c. What will the seating capacity of the restaurant be? *30 seats outside, 70 seats inside.*
- d. How and where will the restaurant be vented? *Center of the roof, covered, and with scrubbers.*
- e. Where will mechanical equipment be located and how screened? *Provided, on roof and screened by trellis.*
- f. Consider overhead deck screening for the neighbors, such as outdoor type fabrics.
- g. Investigate sound dampening materials for outdoor deck surfaces. *A noise study will be done.*
- h. Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? *Yes. If so, where? A large number of possible locations were shown.*
- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.
- j. What is the Muni Code reference for the parking requirement? *142.0530 a, and table 142.05E*
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning? *Add an hour to each end of time frame.*

**DISCUSSION 3/17/15**

- A discussion ensued about the character of the neighborhood, the nearness of the condominium building to the west, and the possible effect of the ventilation and exhaust air equipment. The control of sound to the adjacent properties was discussed.
- Benna Fisher, a resident of Park Prospect to the west of the site read a letter of opposition signed by residents of 22 of 30 units at that property. The concerns were an increased sound level, odors of cooking, increased traffic including the valet parking, and the access in the event of an emergency.
- Jennifer Luce, a resident of 800 Prospect, described her concerns about the proposed use, and the change to the current environment of the units, and the effect on Casa de Manana across the alley to the north.
- Liz Cramer asked various questions about the specifics of the project and the hours of operation. Katie Reichert expressed concerns about the generation of noise and odors.
- Emelie Brodard asked a question was asked about the design of the lighting. The lighting will be similar to the existing, and directed downward toward the seating areas.
- James Oehler stated that the residents of 800 Prospect Street to the west have a vested interest that the restaurant will fail, and how the proposed restaurant will dramatically affect the character of the neighborhood which is relatively quiet compared to other parts of Prospect Street, and that the exhaust fumes from a resident will affect the occupants of the 800 Prospect who rely on open windows for ventilation and cooling: to summarize, the proposed restaurant is incompatible.
- Mike McGee described the balance between the needs of the commercial use and the needs of the community, including the relation of the scale to other buildings in the neighborhood.

- Michael D. Francisco described the significance of the heritage resources on the current project, in that they contribute to the character and charm, and contribute to the neighborhood experience.
- Ed Comartin noted that there are few restaurants immediately next to a residential unit.
- The members of the Committee discussed the appropriateness of the outdoor dining area, the context of the neighborhood, and requested an opportunity to review the traffic study and the noise study.

Please provide for the next presentation:

- a. The completed noise study
- b. The completed traffic study
- c. Sections and photographs that show the relationship of the proposed restaurant to the adjacent buildings to the east and west and to the buildings across the alley.

The Applicant requested that this matter be continued to a later meeting and requested that the neighbors of the building to the west nominate a representative to communicate with on their concerns.

**FINAL REVIEW - APPLICANT PRESENTATION 4/14/15:** (James Alcorn)

- a. A letter was presented indicating how a noise study, pre and post operating restaurant, could be done.
- b. A traffic study was presented indicating insignificant impact. Acknowledged four parking spaces need to be located off site.
- c. A letter was presented explaining that filters could remove odors and particulates. Local restaurant examples were given. The latest City C.I.L. due Friday. The sidewalk will be patterned. Some art work removed for water management. First floor will have clear glass to give “see thru to the ocean” (10%). More parking will be contracted and valet used.

**DISCUSSION, MEMBERS.** Issues were noise of outside seating of the restaurant, noise of grease trap cleaning truck, trucks blocking alley. Noise mitigation measures are not presented. Would rather approve a deviation for a deck’s hardcover than have unresolved noise issues. Regardless of percentage of area, the restaurant is the primary use, ie parking too.

**DISCUSSION, PUBLIC.**

- Jim Oehler presented for the residents of 800 Prospect, Park Prospect. Presented 42 letters in opposition. Quite transitional area of the Village. The history has been the area is/was residential. Read the parts of the LJ Community Plan, development should enhance, Vision Statement, should contribute to charm, etc.
- James S., Bruce Hopkins, Jennifer Luce, Nina Sagheb, Mike DeFrancico, Janet Green, Richard Schulman expressed opposition.
- Speaking in favor of the project were Mrs. Manno, Mr. Manno, Mr. Ahern, Betina Tasende. The Tasendes have lived there for 36 years, no problems, the large roof top A/C unit is quite, has not been a noise problem

**SUBCOMMITTEE MOTION: Motion to deny as findings cannot be made for a Coastal Development Permit to remodel the existing mixed use building to include a restaurant use and a residential addition. The use and location are not consistent with the Community Plan. The plans lack specificity of use and mitigation of noise, parking, odors. The impact of use, and the intensity of use are not consistent with the established residential use of the area.**

(Ragsdale / Collins 5-1-1)

In Favor: Welsh, Collins, Mapes, Ragsdale, Leira

Opposed: Will

Abstain: Costello

**Motion Passes**

**6. PRELIMINARY REVIEW 4/14/15**

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

Project Name: Altman Residence

9696 La Jolla Farms Road

Permits: SCR CDP & SDP

Project #: 353040

DPM: Laura Black, (619) 446-5245 lblack@san Diego.gov

Zone: RS-1-2

Applicant: Jon Dominy, (619) 692-9393

•• SUSTAINABLE BUILDING EXPEDITE PROGRAM •• Site Development Permit & Coastal Development Permit (Process 3) to Amend CDP/SCR 91-0270 and SCR No. 63365 (PTS 261261) to demolish an existing accessory structure & construct a detached guest house, garage and storage totaling 5,228 sq ft to an existing single family residence

located on a 3.82-acre lot at 9696 La Jolla Farms Rd. The site is in the RS-1-2 Zone within the La Jolla Community Plan.

**APPLICANT PRESENTATION 4/14/15:** (Jon Dominy)

*This Project was previously approved by the LJDPR and they are returning with revisions. Remainder of Minutes being written.*

**Please Provide for FINAL REVIEW.**

- a. **Please provide photos of the View Corridor.**
- b. **Provide sections of the View Corridor (longitudinal and transverse?).**

**APPLICANT PRESENTATION 4/21/15:** (Jon Dominy)

Provided for FINAL REVIEW.

- a. Please provide photos of the View Corridor. *Several photographs provided.*
- b. Provide sections of the View Corridor (longitudinal and transverse?). *Several sections provided thoroughly illustrating the View Corridor.*

The View Corridor will be a recorded easement, as well as the MMPHA. A large number of trees will be removed from the View Corridor, the gate will be View compliant.

**SUBCOMMITTEE MOTION: Findings can be made for a Site Development Permit & Coastal Development Permit to Amend CDP/SCR to demolish an existing accessory structure & construct a detached guest house, garage and storage structure at 9696 La Jolla Farms Rd**

(Ragsdale/ Collins 6-0-1)

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

Opposed: 0

Abstain: Costello, as Pro Tem

**Motion Passes**

**7. PRELIMINARY REVIEW 4/14/15**

<b>Project Name:</b>	<b>Brockett Residence</b>	Permits:	CDP & SDP
	7804 Ivanhoe Avenue	DPM:	Sandra Teasley
Project #:	397287	Applicant:	Endre Bartanyi 858-755-6005
Zone:	LJPD 2		

Coastal Development Permit to demolish an existing office building and construct a 4,104 sq ft single family residence located at 7804 Ivanhoe Ave. The 3,750 sq ft lot is located in the LJPD-2 zone of the La Jolla Planned District in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

**APPLICANT PRESENTATION 4/14/15:** (Endre Bartanyi, Anne Chaffin)

*Current structure is not historically significant. The new design is a beach cottage style, in keeping with the neighborhood. Sidewalks will be 5 ft wide. Proposing a 3 ft picket fence in ROW. Stairs and elevator will go to the roof. Project needs LJ PDO approval. Landscaping plan explained, using drought tolerant plants.*

**Please Provide for FINAL REVIEW.**

- a. **Change design of picket fence to a straight line design.**
- b. **Notify the neighbor of your plan for demolition and new construction.**
- c. **Provide sections of the streets from the corner showing your proposed house and the structures on each side. Show how roof lines and heights relate.**

**APPLICANT PRESENTATION 4/21/15:** (Endre Bartanyi)

*Provided for FINAL REVIEW.*

- a. Change design of picket fence to a straight line design. **New design presented.**
- b. Notify the neighbor of your plan for demolition and new construction. **Done, neighbors in attendance.**
- c. Provide sections of the streets from the corner showing your proposed house and the structures on each side. Show how roof lines and heights relate. **Several sections and drawings provided.**

**DISCUSSION:** Discussion centered on the City Issues Letters of the ROW, setback, and building height, all cleared. The Neighbors, Public Attendees, and the Committee Members expressed how much they liked the design. A concern expressed by many was that the Project has not yet been heard by the PDO Committee. The feeling was that the zoning issue should have been heard by PDO before coming to DPR.

**SUBCOMMITTEE MOTION: The DPR Committee recognizes that the PDO Committee has not heard this Project and could have significant issues with it. Findings can be made Coastal Development Permit to demolish an existing office building and construct a single family residence at 7804 Ivanhoe Ave (in the LJPD-2 zone).**

(Will / Leira 6-0-1)

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

Opposed: 0

Abstain: Costello, as Pro Tem

**Motion Passes**

## 8. PRELIMINARY REVIEW 4/14/15

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

Project Name:	<b>1111 Prospect Street PDP</b>	Permits:	PDP, CDP & SDP
Project #:	1111 Prospect Street	DPM:	Morris Dye, mdye@sandiego.gov
Zone:	403401	Applicant:	
	LJPD 1		

(Process 4) Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to allow 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

### **APPLICANT PRESENTATION 4/21/15:** (Marcela Escobar-Eck)

The site used to be a hotel, then a Victoria's Secret. It has been difficult to find tenants and the site has been vacant for 3 years. They seek a Process 4 deviation from the LJPDO to allow 50 percent office use on the ground floor where a maximum of 25 percent office use is allowed, and to allow greater than 25% street frontage for office. The LJPDO requires minimum of 50 percent of the ground floor be retail, 75 percent of the structures street frontage length be retail and a maximum of 25 percent of the ground floor be for office use and a maximum street frontage length restriction of 25 percent. PDO Committee voted the Project did not conform. The Applicant passed out a well written four page statement about Findings and rationale. Also presented were two pages of drawings clearly showing the site plan, dimensions, and use.

**DISCUSSION:** There was a great deal of discussion by the Applicant, the DPR Members and the Public about strategies and permutations of mixes of retail/office in frontage and space. There was interest in the visitors' center. DPR Members and the Public had several suggested mixes of use.

### **Please Provide for FINAL REVIEW.**

- a. Please return to the PDO Committee, meet 25% frontage requirement or other options.
- b. Continue to seek prospect frontage.
- c. Study office to visitor serving areas.
- d. Identify uses up and down the streets, one block each Prospect and Herschel.
- e. Provide street view renderings / visual simulation of proposed uses.



**9. PRELIMINARY REVIEW 4/14/15**

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

Project Name:	<b>401-403-405 Nautilus TM</b>	Permits:	TM, CDP
Project #:	395761	DPM:	Glenn Gargas, ggargas@sandiego.gov
Zone:	LJPD 1	Applicant:	Robert Bateman

Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. The 6,499 square foot project site is located in the RM-1-1 zone of the La Jolla Community Planning Area and the Coastal Non-Appealable Overlay Zone.

**THE ITEM, 401-403-405 NAUTILUS TM, WAS CONTINUED.**

**FINAL REVIEW 4/21/15**

**APPLICANT PRESENTATION 4/21/15 (Robert Bateman)**

Project was approved as three apartments, now the Applicant wishes to convert them to condos. Two sets of tandem parking, six spaces. Utilities underground, 2.5 ft alley dedication.

**Public Comment:** There was disapproval of the condo conversion concept by the Public. Why conversion? Reply: From the architect's perspective, condominium design is one of the most litigious and architects can limit their liability by designing an "apartment" building and let the developer take the risk of condo conversion. There is no difference with San Diego Zoning and California Building Code. Both Condos and Apartments are multi-family category in both codes. FAR, setbacks, density, parking, and construction requirements are all the same. Condos afford pride of ownership.

**Please Provide for FINAL REVIEW.**

- a. Please provide a condo map / site plan showing clear delineation of common areas and areas for each condo.
- b. Please provide a landscaping plan.