

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report – July 2015

July 14, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh
July 21, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Welsh

1. NON-AGENDA PUBLIC COMMENT

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

July 14, 2015:

1. The CPA has encountered experience with projects where individuals represent that they will be at the property over the long term, and then they are frequently sold in a relatively short period of time. This is frequently applied to both categorical exemptions and Coastal Development Permits. This also appears to be reinforced by the interpretation of the Community Plan by the Planning Commission. The concern in part is that the Community Plan and the PDO are due for updating. The areas appear to be the definitions of specific terms used in the Community Plan, such as “bulk” and “scale”, which appears to have become nebulous. Is it possible that the DPR and CPA could define these terms to a greater degree of accuracy in lieu of expensive and lengthy plan updates.

2. When projects are presented that include swimming pools, it is noted that this not consistent with the current drought conditions in the state. This matter should be considered further. Measures should be included to cover the pool and reduce evaporative loss.

July 21, 2015:

3. The outcome and recent news about the 754-758 Bonair triplex project were discussed. It appears that the application and approach in processing of this application led to a change in the design that is substantially different than was presented to DPR. It appears that the top level was greatly expanded after presentation to the DPR, and the overall character, bulk and scale were substantially different as well. Regardless, preliminary review by the DPR was not considered further by the Applicant, and final review and recommendation were not provided by the DPR.

2. APPROVAL OF MEETING MINUTES

SUBCOMMITTEE MOTION 7/14/15: To approve the Meeting Minutes of June 9, 2015.

(Leira / Collins, 4-0-1)

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

Opposed: 0

Abstain: Benton, as Chair

Motion Passes

SUBCOMMITTEE MOTION 7/21/15: To approve the Meeting Minutes of July 14, 2015.

(Leira / Collins 4-0-1)

In Favor: Collins, Costello, Leira, Welsh

Opposed: 0

Abstain: Benton, as Chair (Kane not present)

Motion Passes

3. PRELIMINARY REVIEW 7/14/15 and FINAL REVIEW 7/21/15

Project Name:	Duke's ROW Encroachment NDP	Permits: NDP	
	1216 Prospect	DPM:	Morris Dye
Project #:	425329		
Zone:	PDO 1A	Applicant:	Claude-Anthony Marengo
			858-459-3769

(Process 2) Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way. The 0.21-acre site is located within the non-appealable coastal zone at 1216 Prospect Street in the LJPD-1A zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 7/14/15: (Claude-Anthony Marengo)

The site is the street frontage, dominated by the fig tree. The recent construction has been underway with protection for the tree, and that construction is completed. The tree will be protected, and will be integrated into the design of the Duke statue. The statue will be 12 feet high, set on a precast concrete base that is placed in the area of the roots of the tree. An NUP is required because the statue is over 3 feet in height. A photograph of the proposed statue was presented. The setting and the placement of the statue and the base were discussed.

DISCUSSION:

A discussion ensued about the appropriateness of the human figure, and the likelihood of defacement. It was noted that the tree is large and sculptural and a wonderful feature for the area, and protection and maintenance of the tree is essential to enable the tree to survive.

Please Provide for FINAL REVIEW:

- A more detailed drawings showing the installation. Show the relation to the roots, including the means that it spans the roots and how the roots are protected.
- Show the statue in relation to the trunk of the tree and the branches, as an overall composition.
- Please apply color to the figure in the presentation drawings.
- Provide a drawing showing the relationship of the building to the tree and the statue.

This matter is continued to a later meeting.

APPLICANT PRESENTATION 7/21/15 (Claude Anthony Marengo)

The additional information was presented, with photographs of the work area and some additional exploratory work that has been undertaken. Portions of the root of the tree will be removed.

The presenter stated that this is an art project, in the right-of-way, and not subject to PDO review.

The approach to the excavation and the preparation of the tree were discussed. The anchorage of the statue has not yet been finalized, as it will be determined by the structural engineer in the future as the excavation and preparation proceeds.

DISCUSSION 7/21/15

A discussion ensued about the character of the sculpture, and the appropriateness of the statue and the surfing figure. This was compared to the statue in Cardiff, and the increased responsibility of maintenance that will be required for this installation.

SUBCOMMITTEE MOTION 7/21/15: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way fronting 1216 Prospect Street. (Kane / Costello 4-1-1)

In Favor: Collins, Costello, Kane, Leira

Oppose: Welsh

Abstain: Benton (Chair)

Motion Passes

4. PRELIMINARY REVIEW 7/14/15 and FINAL REVIEW 7/21/15

Project Name:	Kaplan-Gaston 5606 Dolphin Place	Permits: CDP & SDP
Project #:	331559	DPM: Glenn Gargas
Zone:	RS-1-7	ggargas@sandiego.gov
		Applicant: William Dumka

Coastal Development Permit (Process 3) to add an 884 square foot, 1st and 2nd story addition to an existing single family residence on a 0.09-acre property. The project site is located at 5606 Dolphin Place, in the RS-1-7 Zone, First Public Roadway, Coastal (appealable), Coastal Height Limitation and Parking Impact Overlay Zones within the La Jolla Community Plan area.

APPLICANT PRESENTATION 7/14/15 (Mel McGee, William Dumka)

Project was presented, which includes a 550 sf addition to the second floor of the existing one-story house. There will be modifications to the interior of the house, bringing the total addition to 800 sf, of an existing 1559 sf house and garage. A deck will be added to the rear of the house. The site improvements will alter some of the landscaping and . The FAR will increase from 40% to 60%.

Regarding Visual Access across the site, this site appears to be in a Scenic Overlook in the La Jolla Community Plan, page 168.

The site has been reviewed for historic significance and it has been found to have no historic significance.

DISCUSSION:

A discussion ensued about the extent of the development and the possible limitations to the views by the neighbors across the property. The intensity of the proposed development was a concern.

Please Provide for FINAL REVIEW.

- Provide a site section across the alley to include the lot on the opposite side of the alley.
- Provide a section through the “Scenic Overlook” that demonstrates the view across the property.
- Provide a landscape plan.
- Provide an elevation of the house in relation to the immediate neighbors.
- Provide a copy of the historic report.
- Consider a side yard setback on the second floor addition.

This matter is continued to a later meeting.

APPLICANT PRESENTATION 7/21/15 (Mel McGee, William Dumka)

The additional information was presented, with the drawings and other exhibits as requested. Mel McGee described the decision to place the addition in the center of the building, and the proportions and footprint of the addition in relation to the existing house.

A technical report was required for the historic significance: it was found that the project does not have historic significance – that has been confirmed by the city historic staff. The historic report was distributed to the Committee members.

The community plan designation of the Scenic overlooks was discussed. An identified public vantage points has a view over the property from Dolphin down Chelsea Lane and another from Forward Street. It was noted that these are different categories of view, and that both overlook private property. The presenter noted that a yard regarding view preservation refers only to required setbacks, and that building height is not required to be reduced for view preservation – this project conforms to heights and setbacks in all respects.

A cross section was shown through the property and the alley, showing the much larger building across the canyon.

A drawing was presented which illustrates the neighbors’ view toward the property – a drawing demonstrates the footprint of the house, with the added areas. On the side to the east there are several recesses to provide interest and variation on that side of the building. The setback at the second story is set back further than the first floor (stepped back). The kitchen portion remains one story – other areas are two stories. The configuration of the new addition in relation to the existing house, and the various roof areas and additions, were reviewed.

The landscaped area is 15% of the lot area.

DISCUSSION 7/21/15

A discussion ensued about the historic significance of this project. Some Committee members noted that the existing house does appear to have some historic significance, due to the somewhat unique design. Noting that the Kesling property to the east also has some historic significance, it appears that this property has the potential to have impact on the property to the east. The presenter reminded all that the project has been determined to not have historic significance, and that has been confirmed by City staff.

The presenters described the pattern of development in the neighborhood: most properties observe a 4-foot setback, and there are presently roughly twice as many two-story homes as there are one-story homes.

The placement of the living spaces and the primary windows were also discussed, as well as the relation of the windows to the windows of the house to the east.

Rick and Ann Cruse, neighbors to the east, discussed their home to the east of the proposed project: they have met with a total of 9 neighbors around the property. They have found that there are roughly the same number of one-story homes and two-story homes in the neighborhood. Exhibits were presented that show views of the project from different angles, and from the interior of their home to the east of the subject property. The amount of hardscape area was discussed.

The exterior pavement and deck areas were reviewed. A low retaining wall will be added at a portion of the exterior yard. The roof pitch of the addition is a reduced slope, compared to the existing roof: this is done in order to reduce the effect of the roof on the adjacent properties. The highest point is 26'-9", where 30' is the maximum allowed height.

Parking is provided in a garage and carport area, and the added deck and spaces were reviewed. A committee member noted the amount of ground area that was covered by the new deck and paved areas.

The relation of the new project to the neighbors is a part of the La Jolla Community Plan, described as a transition to the adjacent property.

SUBCOMMITTEE MOTION 7/21/15: Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit for a 1st and 2nd story addition to an existing single family residence at 5606 Dolphin Place, because the project does not transition or relate well to other neighboring houses. It appears to have excessive hardscape and inadequate landscape, and it impacts too strongly on the neighboring house to the east where a careful transition from one to two stories was necessary.

(Costello / Leira 4-1-1)

In Favor: Collins, Costello, Kane, Leira

Oppose: Welsh

Abstain: Benton (Chair)

Motion Passes

5. ELECTION OF CHAIR PRO TEM As Chair Benton must recuse himself in order to make the next presentation for the MCASD Expansion:

SUBCOMMITTEE MOTION 7/14/15: to seat Mike Costello as Chair Pro Tem.

(Leira / Mapes 7-0-1)

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

Oppose: None

Abstain: Costello

Motion Passes – Costello approved as Chair Pro Tem

6. PRELIMINARY REVIEW 7/14/15 and FINAL REVIEW 7/21/15

Project Name: MCASD Expansion

700 Prospect Street

Project #:

405930

Zone:

LJPDO 5A & 6A

Permits: CDP/PDP/SDP/CUP

DPM: Glenn Gargas

ggargas@sandiego.gov

Applicant: Lindsay King
(858) 459-0805

(Process 4) Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The Planned Development Permit will address the potential for Deviations to the development standards for the following: 1) Accessible Lift and Stair encroachment within a required Street Side Yard fronting Coast Boulevard; 2) Trellis encroachment over entrance fronting Prospect Street; 3) Height exceeding 30-foot

zoning height limit, while conforming to Proposition D height limit; 4) Egress stair and retaining wall within a required Side Yard. The project site is located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPD-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.

APPLICANT PRESENTATION 7/14/15 (Paul Benton, Lindsay King, Jim Neri)

The proposed project was described. The development of the area to the south of the existing museum buildings will result in functional improvements including a new parking garage for 41 cars, expanded office and shop space, and an enclosed loading dock area, with parking for disabled and motorcycles all in the garage. The driveway entrance to Cuvier Street will be retained, and will serve as the entrance to the garage.

The public features of the museum will be an expansion of the exhibit space, support shops. The floor area of the Museum will increase from 51,545 sf presently to 105,014 sf, and the greatest part of this is the exhibit spaces, which will now total 84,581 sf. The Lot Coverage is 42%. The Floor Area Ratio will increase from 44% to 67%. It is noted that the PDO does not have standards for LC and FAR, but these are provided regardless. All parking on the lot to the north will be removed so that a new public plaza can be created, and a new entrance and book store will be provided facing Prospect Street.

The Landscape design focuses on the requirements for street trees. Three alternatives are selected in order to provide flexibility in selection to conform to the City standards. It is noted that the landscaped area is 31.4%, where a minimum of 30% is required. No changes are proposed to the Scripps Garden. In all, a total of three recessed landscaped areas are created for the relief of the street wall fronting Prospect.

The existing View Corridor is maintained at the north end of the Prospect frontage, and in fact additional width is provided in that area.

The four proposed Deviations were presented, with the section of the code and the proposed application. Deviation 1 for the Lift and Stair is proposed to make it possible for the Museum to establish a connection from the main building to Coast Boulevard: this is the last segment to be made accessible on the campus. Deviation 2 is to provide for a longer trellis of 80 feet fronting Prospect Street where the maximum permitted is 50 feet: it was noted that the Trellis is in proportion to the rectangular shape of the Sherwood Auditorium immediately behind it, and the desired purpose of the Museum is that the trellis will clearly identify the entrance to the Museum, and this is confirmed by the location of the entrance and trellis on the axis of Silverado, and the scale of these elements. These are offset by the garden and plaza recesses on both sides of the entrance. Deviation 3 is to accommodate the additional excavation that was done at the south side of the building when the loading dock and service yard were created. The height Deviation is limited to the interior of the building: all exterior walls conform to Proposition D. Deviation 4 allows for an egress stair in the side yard, with a retaining wall exceeding 6 feet that is needed for this stairwell.

DISCUSSION:

A discussion ensued about the overall design, with questions about specific areas of the design. The space at the south end, between the addition and the apartments to the south was discussed: this appears to be a limited space although it does provide some view toward the ocean.

Access to the site was discussed, particularly by members of the general public. It is noted that the site including the gardens are part of the ongoing exhibit space of the museum. A policy is in place, through the current approved CDP, which establishes a procedure for free public access through the entrance lobby of the museum.

The Norfolk Island Pine at the southwest corner was discussed. It is presently so close to the building that it is not planned to be saved. Members of the committee recommend that be considered further, including relocating the tree or altering that corner of the proposed building. The relocation of the existing Palm trees was also suggested.

Please Provide for FINAL REVIEW.

- a. Space between the two buildings at the south – study alternative uses.
- b. Provide a section across Cuvier Street – to the apartments
- c. Provide View corridor images down Silverado
- d. Removal of the Norfolk Pine – this is an important tree: check tree location, likelihood of relocation to another part of the museum site.
- e. Relocate instead of removing the mature palm trees.
- f. Provide more detail on the exterior elevations – additional physical detailing, plus a key-noted elevation drawing related to the materials selections
- g. Review the concept that unfettered public access is to be provided across the property from Prospect Street to Coast Blvd.

- 7. ELECTION OF CHAIR PRO TEMPORE:** As Chair Benton must recuse himself in order to make the next presentation for the MCASD Expansion:
SUBCOMMITTEE MOTION 7/21/15: to seat Mike Costello as Chair Pro Tempore.
(Kane / Collins 5-0-1)

In Favor: Benton, Collins, Kane, Leira, Welsh
Oppose: None
Abstain: Costello

Motion Passes

APPLICANT PRESENTATION 7/21/15: (Paul Benton, Jim Neri, Lindsay King)

The proposed project was presented, first reviewing the requested additional information, with exhibits and drawings as requested.

- a. A landscape plan, sketch elevation, and plant selection information were provided for the space between the buildings. Paul Benton made it clear that this a view space, with a low maintenance requirement, and that it would not usually be entered by members of the public. Jim Neri described the planting.
- b. Photographs were presented, with the view toward the building and the view from the building, and a section drawing to scale.
- c. The view corridor image was presented, with the changes superimposed on a photograph.
- d. The relocation of the Norfolk Pine was discussed, with two possible locations: within 20 to 30 feet of the existing location fronting Cuvier Street, and in the upper sculpture garden. Jim Neri discussed the procedure and the likelihood of success was discussed as well.
- e. Jim Neri reviewed the palm trees: the existing are Washingtonia and can be easily relocated and will continue to grow quite tall (as much as 130 feet). Other new palms will not be the same species due to the preference of the City. These new trees will be grouped separately.
- f. A materials sample board was presented, with two key-noted elevation drawings of representative areas. The finishes presented were: Board-formed architectural concrete, silver travertine wall panels, anodized aluminum canopy, anodized aluminum window frame (in some locations with a louver behind), and glass. Also presented as finishes were oiled teak and a terrazzo.
- g. Paul Benton presented information regarding exhibits on pages 171 and 173 of the La Jolla Community Plan, which do not indicate any requirement for physical access to the site.

DISCUSSION 7/21/15

A discussion ensued about the character of the neighborhood, the relation to the apartment building to the south, and the scale of the proposed development. It was noted that the proposed development is sited in the least obtrusive portion of the site, and that placement of the garage into the slope was a good solution for the garage and the utility spaces.

The relation of the proposed improvements to the view and the other buildings on Cuvier Street was discussed. It was noted that the view down Cuvier Street is framed by the planting on both sides, and the existing Norfolk Pine. It was noted that Cuvier Street has a substantial curve at the bottom, which results in a portion of the view, which is not down the public right-of-way, crosses a portion of the site.

Claude-Anthony Marengo described the concern about the apartment building to the south, both how it would be affected by the adjacent development, and the maneuvering of trucks into the parking garage. Diane Kane proposed that a trellis over the driveway would be an effective way to minimize the visual impact of the driveway. The scale of the proposed development relative to the apartment building to the south was discussed, and compared to the scale of the proposed wing that extends across the driveway and the balconies, which all step down the slope.

The deviations were reviewed further, with detailed discussions of Deviation 3 for plumb-line height., and the area affected by the proposed Deviation 3. Paul Benton reviewed the requirements for the finding of recommendation of approval of Deviations in a Planned Development Permit, per SDMC 126.0604.a, which sets the standard that the improvements are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property at 700 Prospect Street. The proposed design incorporates the following, consistent with the intent of the La Jolla Community Plan, with the following Deviations:

1. **Accessible lift and stair encroachment within the Rear Yard Setback fronting Coast Boulevard.** Providing the proposed Lift and Stair will minimize the disruption to the existing slope and rock wall fronting Coast Boulevard, as well as the required excavation, and promote the accessibility between Coast Boulevard and the Museum, and an improved connection between the Museum and the path to view the ocean are both desirable. This Deviation 1 is to the 10-foot required Street Side Yard fronting Coast Blvd (SDMC 159.0307.b.2.B).
2. **Trellis encroachment over entrance fronting Prospect Street.** Providing a proposed trellis that is approximately 80 feet long measured parallel to the street, where a maximum length of 50 feet is permitted, is appropriate for the scale and location of this trellis, which is an important design element that provides a frame for the larger-scale entrance to the Museum as well as a welcome feature along the street frontage. Further, this Deviation 2 is offset by a landscaped area of equal area that is provided directly in front of the building and behind and adjacent to the required yard. (SDMC 159.0307.b.1.B)
3. **Height exceeding the 30-foot Zoning Height Limit.** The proposed addition is to an existing building that predates Proposition D and the Certified LCP (SDMC 113.0270.a.2.B). The height of that existing building is much greater than that required by those codes. This proposed Deviation 3 recognizes that the preexisting legal nonconforming height of the adjacent existing structure will be retained. The proposed new structure conforms to Proposition D, but the “plumb line” height in the interior of the addition does not conform to the zoning height limit, extending to as much as 34 feet above grade in one discreet area of the addition, due to a low area in the finished grade of the parking garage, not because of any change in the roof line in that location. The Deviation is necessary in order to make the proposed Garage and Loading Area workable. The Garage, in turn, is a valuable feature of the project because it makes possible the removal of all vehicles from the Visual Access Corridor on the north side of the property, which is currently used as a parking lot. The project proposes to convert that parking area into a sculpture garden. As a result, this proposed Deviation greatly enhances the aesthetic appeal of the project.
4. **Egress stair on the southeast portion of the site, within the Side Yard Setback, leading to Prospect Street** (SDMC 142.0340.d.1) The maximum permitted height of a single retaining wall in a Side Yard is 6 feet, and above that height multiple walls are required that must be offset. This is ordinarily applied to a retaining wall that is oriented so that the face of the wall is toward adjacent properties. In this case, the exposed face of the wall is visible from the interior of the lot, and in the relatively narrow well of the egress stair. Above grade, the wall extends to a guard rail height of 42”. This Deviation 4 will make it possible to create an egress stair and preserve the width of the garage below and the galleries above.

The committee has reviewed a proposed design that incorporates a cobblestone wall that does not conform to current standards for view triangles, and makes the following recommendation:

5. **Retain the cobblestone wall at the corner of Coast Boulevard and Cuvier Street.** The cobblestone wall, which was erected in 1986 as part of an art installation, is compatible with the historic cobblestone walls on this site, and has become a part of the visual fabric of this community. Although the wall encroaches into the View Triangles (SDMC Ch. 15, Art. 9, Appendix F), it is recommended that this wall be preserved as much as possible.

The Committee makes the following additional recommendations:

6. **Trees:** Retain and relocate the Norfolk Pine at the southwest corner and palms for reuse on the site, wherever possible, and conforming to street tree requirements.
7. **New Trellis:** If possible, extend a new trellis over the driveway from Cuvier Street to screen the driveway from view above.
8. **Access:** We recommend further effort and investigation to promote public access to the Scripps Garden and possibly a connection between Prospect and Coast Boulevard.

(Leira / Kane 3-1-1)

In Favor: Kane, Leira, Welsh

Oppose: Collins

Abstain: Costello (Chair pro tempore)

Recused: Benton

Motion Passes

8. PRELIMINARY REVIEW 7/14/15

Project Name:	Lawton Residence Pool Installation 6525 El Camino del Teatro	Permits: SDP
Project #:	348808	DPM: Edith Gutierrez, (619) 446-5147 egutierrez@sandiego.gov
Zone:	RS-1-4	Applicant: Camille Towey (619) 279-0412

Site Development Permit (Process 2) to demolish an existing 2,596 square foot single family residence and construct a new swimming pool and sports court, which will tie the two lots, and associated retaining walls. The site is in the RS-1-4 zone, Coastal (Non-appealable Area 1), Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 7/14/15 (Camille Towey)

The project was presented, portions of the written description are incorrect. The former house and structure collapsed during minor renovation, so an emergency demolition permit was issued. There is no request for a permit to construct a residence, and garage, etc. The request is for a pool and lot tie to make a sports court. The owner is an Olympic diver. No other structures except retaining walls and the swimming pool. Will use drought tolerant plants, pool covers. They need a CDP for the demo (after the fact) and pool, and a lot tie.

DISCUSSION

A discussion ensued about the recent history of the property, and the scope of the project. The construction of the house and residence has been eliminated from the project.

The scale and location of the swimming pool were reviewed, in relation to the retaining walls and the landscaping of the area.

PLEASE PROVIDE FOR FINAL REVIEW:

- Please provide a section through the neighboring houses on each side of your project.
- Please provide an elevation (photo-simulation) showing the pool area and hill, and how walls and vegetation will assure slope stability.
- Show an elevation view from the street showing the houses on each side.
- Please show an areal view of the project site and surroundings (Google Earth?).
- Show the relationship of the sports court to the main house, and how the lots tie together.

This matter is continued to a later meeting.

9. PRELIMINARY REVIEW 7/14/15

Project Name:	Warbler CDP & SDP 5560 Warbler Way	Permits: CDP & SDP
Project #:	391771	DPM: John Fisher, (619) 446-5231 jsfisher@sandiego.gov
Zone:	RS-1-5	Applicant: Mark Lyon (858) 459-1171

La Jolla SDP No. 24005182 Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way. The 0.402 acre site is in the RS-1-5 zone and Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 7/14/15 (Mark Lyon, Sarah Hoffelt)

The design was reviewed. The existing one-story portion is 1902 sf, and the garage is roughly 500 sf. There is a subfloor area that is included in the floor area calculations that is added in the calculations but is not used. The proposed development is within the footprint of the existing house, and the majority of that is within the space under the upper floor. The entire site was disturbed at the time of original grading: a Site Development Permit is required due to the introduction of some native species, and that will be evaluated further as an environmental issue.

The project has been reviewed and approved by the neighborhood homeowner's association.
The new floor area will 3,337 sf, for an FAR of 19%, where 47% is permitted. The proposed development includes 4,497 sf total gross area.
The structure height is within Proposition D limits at 30' + 10'.

DISCUSSION 7/14/15

A discussion ensued about the configuration of the house in relation to the slope, the swimming pool to the rear, and the fire protection zones. The upper portion of the house, including the roof, will be unchanged by this project. The additions and alterations are almost entirely within the basement area of the house, which will be excavated for the proposed work. There was a concern regarding the lack of specificity on retaining walls, hillside firebreaks, and revegetation plans. The project has been reviewed and approved by the neighborhood association, which investigated staking of the area of the new deck and the alterations to the landscape at the exterior of the property.

SUBCOMMITTEE MOTION 7/14/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.
(Collins / Mapes 7-0-0)

In Favor: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh
Oppose: None
Abstain: None

Motion Passes

SUBCOMMITTEE MOTION 7/14/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit for a Site Development Permit (Process 3) for Environmentally Sensitive Lands for a 1,919 sq ft basement addition and a 1,587 sq ft deck and pool at basement level of existing 3,151 sq ft residence at 5560 Warbler Way.

(Benton / Mapes 5-1-1)

In Favor: Collins, Costello, Kane, Mapes, Welsh
Oppose: Leira
Abstain: Benton (Chair)

Motion Passes

1. PRELIMINARY REVIEW 7/21/15

Project Name:	VERIZON MT. SOLEDAD PRESBYTERIAN CHURCH	Permits: CDP
	6551 Soledad Mountain Road	
Project #:	407711	DPM: Karen Lynch, (619) 446-5351
Zone:	RS-1-5	klynchash@sandiego.gov
		Applicant: Monica Moretta, (619) 944-9564

Scope of Work:

(Process 4) - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility: replacing (4) previously-approved panel antennae; replacing (2) previously-approved 25' antenna standards with (2) 30' standards, and; installing (12) diplexers at the top of standards. The property site is located at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church in the RS-1-5 zone of the La Jolla Community Planning area.

Note 1: This is at the same site as the "T-Mobile Mt Soledad Presbyterian", project no. 388149 that was reviewed by this Committee on 1/20/15 and 2/10/15 and reported to the CPA as Item 3 in the February 2015 DPR report. The first two pages of the February 2015 report to the CPA are distributed with the other supporting materials.

Note 2: This project was incorrectly described as "T-MOBILE MT. SOLEDAD PRESBYTERIAN CHURCH" in the Agenda.

APPLICANT PRESENTATION 7/21/15 (Monica Moretta, Paul Gerst)

The proposed project was presented, with exhibits that show the configuration of the antennae and the changes to them. Two antennae are affected, which are existing antennae used by Verizon. The height of these antennae will be increased from 25 feet to 30 feet, and the enclosures of the antennae will be increased in height from 2 feet to 6 feet. The diameter of the antenna enclosures will be maintained at 2 feet.

All other aspects of the installation will remain the same: the antennae will continue to be served by the existing equipment building, and the two affected antennae will be in the same location as the existing.

DISCUSSION 7/21/15

A discussion ensued about the installation, the relation to the nearby trees, and the scope of the work.

It was noted that the new antennae will focus the signal area, resulting in greater signal energy within the projected angle of the antennae.

SUBCOMMITTEE MOTION 7/21/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Costello / Kane 6-0-0)

In Favor: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh

Oppose: None

Abstain: None

Motion Passes

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and for a Coastal Development Permit and Site Development Permit for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church, as presented.

(Costello / Collins 5-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes