

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report – August 2015

August 11, 2015 Present: Benton (Chair), Costello, Leira, Mapes, Welsh, Will

August 18, 2015 Present: Benton (Chair), Collins, Costello, Leira, Mapes, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

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

August 11, 2015:

1. Mike Costello reviewed the history of the height at the former Jonathan's, which is being converted to a movie theater. Following a complaint, the exterior walls at the south and east were remeasured and portions removed to lower the height to conform to the 30-foot height limit. It now appears that some rooftop improvements in the interior of the building may also exceed the permitted height. Mike will follow through with additional information as it becomes available.
2. Mike Costello noted that on those occasions that he records the DPR meetings, that a recording of the meeting is available on request by emailing a request to him.

August 18, 2015:

1. Bob Collins presented the memorandum from the August 12, 2015 meeting of the Smart Growth & Land Use Committee of the City of San Diego Council, dealing with Vacation Rentals. He noted that it is somewhat vague and that a lot work appears to be needed.

2. APPROVAL OF MEETING MINUTES

SUBCOMMITTEE MOTION 8/11/15: To approve the Meeting Minutes of July 21, 2015.

(Welsh / Costello, 3-0-3)

In Favor: Costello, Leira, Welsh

Opposed: 0

Abstain: Benton, as Chair, Mapes, Will

Motion Passes

SUBCOMMITTEE MOTION 8/18/15: To approve the Meeting Minutes of August 11, 2015.

(Collins / Costello 5-0-1)

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

Opposed: 0

Abstain: Benton, as Chair (Will not present)

Motion Passes

3. PRELIMINARY REVIEW 8/11/15

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

Project Name:	Marisima Travel Center NUP		
	1654 Marisima Way		Permits: NUP
Project #:	412914	DPM:	Morris Dye, (619) 446-5245
Zone:	RS-1-2		mdye@sandiego.gov

Applicant: Island Architects

LA JOLLA (Process 2) Neighborhood Use Permit for Home Occupation at 1631 & 1654 Marisima Way. The site is located in the RS-1-2 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan Area. CES # 221585 for location 1631 Marisima Way only, which will not be the location of the NUP.

APPLICANT PRESENTATION 8/11/15 (Karina Urias)

The purpose of the NUP is to permit a home office for a travel agency. The office has one employee who is present one day per month. A site plan was presented which indicates that 5 parking spaces are available on site. No visitors are expected to the building during business hours. No signage or other improvements are proposed in this project.

The applicant was asked to present the conditions related to the employee's attendance and visits to the house office, and its limitations.

SUBCOMMITTEE MOTION 8/11/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Will / Mapes 5-1-0)

In Favor: Benton (Chair), Mapes, Leira, Welsh, Will

Oppose: Costello

Abstain: None

Motion Fails for lack of a unanimous vote.

FINAL REVIEW 8/18/15

APPLICANT PRESENTATION 8/11/15 (Karina Urias)

The Applicant presented the relevant sections of the SDMC, which permit up to one employee between 8 am and 5 pm Monday through Friday. The date time are similarly limited for business guests. The City has reviewed the parking plan. It is noted that one of the parking spaces had previously been shown incorrectly and has been deleted.

The Code Enforcement case was discussed: the complaint was more about the large family occupying the house rather than the business conducted in the home at 1631 Marisima Way: the current application is for long-term NUP to conduct business at 1654 Marisima Way.

No signage is proposed in this application.

Karina read an email to Morris Dye in which she stated that the client wishes to limit this application to 1654 Marisima Way. Karina added notations to Sheets T1, A1.1, and A2.2 that indicate that the application is limited to that address only, and that indicates that the number of client visits is limited to one person per week.

DISCUSSION

A discussion ensued about home-based businesses and their affect on the neighborhood.

Ed Comartin described some of the difficulties that are encountered when a home-based business is operating in a residential neighborhood. There are deliveries, clients and employees visiting the property, and the increased traffic is difficult to monitor.

SUBCOMMITTEE MOTION 8/18/15: Findings CAN be made for a Neighborhood Use Permit for the Home Occupation at 1654 Marisima Way only, limited to one client visit per week.

(Will / Mapes 4-1-1)

In Favor: Leira, Mapes, Welsh, Will

Oppose: Collins

Abstain: Benton (Chair)

Motion Passes

4. FINAL REVIEW 8/11/15 (PRELIMINARY REVIEW 7/14/15)

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

APPLICANT PRESENTATION 8/11/15 (Camille Towey)

The supplemental information was presented and reviewed. Additional information was provided regarding residences on double lots in the neighborhood. The historic review has been completed, and the finding is that no historic significance was identified.

A total of 5 parking spaces will be provided on this site, in addition to the one space on the upper lot of the existing house.

Although the project appears to be large scale, the area is a residential use. The owner is willing to agree to a binding agreement not to engage in any commercial activity on this property.

DISCUSSION

A discussion ensued about the relation of the improvements to the existing house and to the neighboring properties. It appears that there is very limited connection between the main house and the subject property, and the bridge connection. The drawings presented stop at the property line, and it is not clear if there is a suitable transition from this project and the neighboring properties, where scale and privacy would be important, and the transition to the main house to be joined to this property, where a usable direct connection is desirable.

Please provide for the next presentation:

- a. An elevation and site plan at ¼” scale that shows the relation of the improvements on this property to the adjacent property to be joined with this property, which will show the uses and the connections between the related house and the improvements of this project. Provide additional photographs of the adjacent buildings and the site.
- b. Show the relation of this property to the adjacent properties as they exist.
- c. Material samples or images of the stone in the retaining walls and proposed fencing for both properties that eventually will be joined.

FINAL REVIEW 8/18/15

APPLICANT PRESENTATION 8/11/15 (Camille Towey)

The additional information was presented, with photographs of the site and the vacant lot in relation to the existing residence. The planting and the uses of the landscaped areas were discussed.

A letter by the owner was presented which indicates that the pool will not be used for a commercial purpose.

DISCUSSION

A discussion ensued about the configuration, the relation to the adjacent properties, and the improvements.

SUBCOMMITTEE MOTION 8/18/15: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a 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, at 6525 El Camino del Teatro.

(Costello / Will 7-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion passes.

5. PRELIMINARY REVIEW 8/11/15

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

Project Name:	CONRAD PREBYS PERFORMING ARTS CENTER & EASEMENT VACATION	Permits: CDP, SDP	
	7600 Fay Avenue	DPM:	Patricia FitzGerald, (619) 446-5107
Project #:	421722		pfitzgerald@sandiego.gov
Zone:	RS-1-4	Applicant:	Matthew Geaman, (619) 233-6777

Coastal Development Permit and Site Development Permit (Process 2) to demolish an existing retail building and construct a 44,014- square-foot, 2-story over basement level Performing Arts Center located at 7600 Fay Avenue. The 0.706 acre site is within Zone 3 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone and within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 8/11/15 (Christopher Beach, La Jolla Music Society; Ray Porfilio, Martha Dennis, Marcella Escobar-Eck, Dave Sorensen, Alan Joslin and Debra Epstein)

The project includes a 500-seat performance hall with stage and fixed seating to the north, and a 150-seat smaller theater in a cabaret setting to the south. These spaces are grouped around a central courtyard. Other uses on the site will include ticket sales office, general offices, and support spaces. The projected start of construction is Summer of 2016. The central courtyard serves as an outdoor entrance lobby and connection to Fay Avenue.

Ray Porfilio described the elements of the design – The community issues include a variation in the scale of the other buildings, a variation in the relationship to the street, and wide variation in scale and materials. There is a varied street edge, including varying use of street trees. The cabaret theater to the south is a lower-scale element that has a separate visible presence at the street. The courtyard is also approached from Fay Avenue, and surrounded by a colonnade, and is equipped with a refreshment kiosk. The exterior materials will be natural, with accent colors.

The project is in PDO Zone 3, which does not have any setbacks, other than the 16-foot curb to front wall setback. There is a storm drain easement that crosses the site: portions of the structure will be built upon the easement. No stormwater management is expected: water infiltration will be managed onsite with permeable pavement and infiltration methods. The lot is 30,760 sf; LC is 70%; FAR is 1.15, less than the 1.3 allowed. The roof of the cabaret theater is 30' above grade, a portion of the roof extends into the angled front yard setback: this roof encroaches less than the permitted 20% encroachment into the angled setback.

A Parking Management Plan was presented. The plan includes designated valet dropoff stations, designated parking spaces, a purchase of 67 parking spaces at the Bank of America parking garage, and other committed parking spaces within 600 foot radius: 241 parking spaces are available. A total of 741 available parking spaces have been identified within a greater radius and for valet service. For daytime office uses, the available parking is the 67 spaces in the Bank of America parking garage. Parking information will be provided with each ticket sale and emailed in advance of the performances where possible.

The landscape approach and design relate to the large structures in a manner that will reduce bulk and scale, incorporate open areas such as plazas and courtyards, provide curbside planting and street trees. Open space of 4614 sf is required at the site, which is provided in the courtyard. The street trees will be Fern Pines and Golden Medallion. Olive trees will be provided in the courtyard, as well as a trellis.

Exterior materials will be stucco, terra cotta finishes and cast forms, glazing is clear. Accent colors at entries, windows, and other similar locations, will consist of a range of blue, terra cotta, and yellow colors. The box office will have a splash of color using the accent colors in a tile mosaic, and some perforated metal. The metal roof will be finished in a terra cotta color.

The entrance canopy is 64 feet long, and projects 5 feet beyond the property line and over the sidewalk fronting Fay Avenue.

The facility will be usable for public events.

The courtyard serves as the lobby for the theater spaces: it will have a gate that is closeable in evening hours. The courtyard will be open to the public from 8:00 am to 8:00 pm seven days a week.

DISCUSSION

Marianne Beister spoke in support of the project as it will serve as a home for the Music Society and will serve as a needed gathering place on Fay Avenue; it will strengthen the educational component of the downtown La Jolla area. Steve Haskins observed that the scale of the project is appropriate for the scale of the La Jolla area. Mark of the La Valencia Hotel noted that the size of the facility is an appropriate scale, that the use of available parking in other buildings is appropriate for the project and for the parking environment in La Jolla.

David Abrams of Traffic & Transportation noted that his committee voted unanimous recommendation of the project.

Erika Torri, executive director of the Athenaeum described her support of the project, and described the coordination of the coloring with the Athenaeum.

Please provide for the next presentation:

- a. The traffic management plan
- b. Time schedule that the gate leading to the courtyard is open
- c. A description of the community events that are expected to be presented, and how the Music Society will provide for these
- d. A description of the community outreach program for partnering with local restaurants and other businesses for performances and events at the Music Center.

FINAL REVIEW 8/18/15

APPLICANT PRESENTATION 8/11/15 (Marcela Escobar-Eck, Christopher Beach, Matt Geaman, Dave Sorensen)

Copies of the traffic management plan were distributed.

Christopher Beach discussed the alternative uses for the facility, which will be available for other recognized community uses: there will be a charge for these, which should be in line with the fees normally charged for this kind of facility.

The coordination and outreach to the other businesses in the area were discussed. These will principally link the Music Society performances with the local restaurants and the hotels in the area.

The landscaped area was discussed, including those areas that are defined as landscaped areas. The landscaped portion of this site is 15% of the site, 4,827 sf where 4,614 sf is required. The portion of the courtyard open to the sky is included in this. This courtyard will be open from 8:00 am to 8:00 pm seven days each week, as required in Appendix B of the LJPDO.

DISCUSSION 8/18/15

A discussion ensued about the uses of the new facility. Both spaces will have the capability for musical performances in a range of configurations, as well as dances.

There was some discussion about the trellis projecting the interior courtyard, which is required to be open from the ground to the sky. The Applicant presented a Preliminary Review in which the reviewer stated that it is likely to be acceptable to planning staff.

SUBCOMMITTEE MOTION: Findings CAN be made that made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing retail building and construct a 44,014- square-foot, 2-story over basement level Performing Arts Center located at 7600 Fay Avenue. (Collins / Mapes 6-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

6. PRELIMINARY REVIEW 8/11/15

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

Project Name:	VERIZON ALTA LA JOLLA	Permits:	SCR of NUP
	1570 La Jolla Alta Drive	DPM:	Karen Lynch, (619) 446-5351
Project #:	394454		klynchash@san Diego.gov
Zone:	RS-1-4	Applicant:	Jill Cleveland, (760) 420-4833

Substantial Conformance Review Process 2 to NUP # 368020 PTS# 39165 for the replacement of 6 antennas, installation of 12 RRU's 2 power fiber cables, 1 battery equipment cabinet, and one surge demarcation junction box, located in Zone RS-1-4; Geologic Hazard 25.

APPLICANT PRESENTATION 8/11/15 (Jill Cleveland)

Jill Cleveland described the project, which is at the recreational center of the Alta La Jolla Association. The existing structure houses antennae for two different providers. The existing square enclosure will be extended 2 feet higher, and the equipment will be within that enclosure. Portions of the enclosure extension will include faux-brick created with fiber-reinforced plastic, as well as panels that appear to be like stucco. The connections to the antennae will be by the existing coaxial cables.

DISCUSSION

A discussion ensued about the location of the work, the placement and expansion of the equipment.

The enclosure was reviewed, and it was not clear that the highest point of the extended enclosure is less than 30 feet above grade. Paul Benton described the method for calculation of height, noting that the height is measured from existing or proposed grade, whichever is lower, and referred the Applicant to the Architect who has prepared the proposed analysis. A detailed analysis is necessary showing how the added equipment will meet the Coastal 30 ft height limit.

Please provide for the next presentation:

- a. Confirmation of the permissible height of the proposed enclosure. This will likely require confirmation of the existing grade at the time of original design and construction of the club house as shown by a topographic site plan in the construction set of drawings at that time.

This matter is continued August 11, 2015 to a later meeting. Not presented at the August 18, 2015 meeting.

7. SUBCOMMITTEE MOTION 8/18/15:

As Chairman Benton is recused from the 801 Pearl Street project, a Chair Pro Tem was elected. Michael Costello was nominated.

(Will / Mapes 6-0-1)

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

Oppose: None

Abstain: Benton as Chair, Costello

Motion Passes

8. PRELIMINARY REVIEW 8/18/15

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

Project Name:	801 Pearl Street - CONGER	Permits:	CDP & TM
Project #:	294307	DPM:	John Fisher, (619) 446-5231
Zone:	RM-1-1		jfisher@sandiego.gov
		Applicant:	James Alcorn, (858) 459-0805

Scope of Work:

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units and 12 residential units with a subterranean garage: total development 23,340 sf. The property is located at 801 Pearl Street with a portion in Zone 4 of La Jolla Planned District and another portion in the RM-1-1 Zone, within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay.

APPLICANT PRESENTATION 8/18/15 (James Alcorn)

The Applicant presented the overall site conditions: the Pearl Street side is designated as the Front, the south side abutting the residential properties is designated as the Rear, and the Eads Avenue and alley sides are designated as the respective Street Sides. He presented the existing conditions of the properties on both sides, and the density, pattern of development, and the

The status of the reviews to date by the City staff were discussed: Landscape, Transportation noted that 32 spaces would be required, where 38 are provided. The traffic report indicates that there will be a net reduction in the number of trips to and from the site compared to the existing gas station use (288 less trips per day). The loading area is parallel to the alley, 14 feet wide, with turnout distance, for a total of 600 square feet.

The proposed development is no more than two stories in height. The Rear yard set back is increased to 15 feet, where it had previously been 8 feet. The elevations and sections were presented. The landscape plan was presented including the street trees and the site planting.

The pattern of development in the neighborhoods was discussed. The existing commercial properties along Pearl Street in this area range in FAR up to 2.0 and three stories, which is much greater than FAR of 1.12 and the two stories of this project. The residences on Eads Avenue range up to two stories, with many multifamily buildings, and range in FAR up to 0.75.

The sign program will be a separate application, and will likely be governed by the CC&Rs of the association as well.

DISCUSSION

A discussion ensued about the proportion of the development (all 2 stories) and the potential uses in the commercial spaces. The number of units facing the Rear is more than would be provided if the property were not joined to the greater density of the PDO property.

The project increases the walkability of the area, with the elimination of several driveways is beneficial.

Constance Branscomb described the project as massive, with a comparison to other projects of this scale. A question arose regarding the locations of trash storage and moving vans. Parking in general is limited in this area, and the provision of additional parking in the project should be provided in the building, and remove parking demand from the street. No tandem parking is proposed.

Ed Comartin requested more information about the articulation of the exterior and ways to soften the appearance of the exterior. The articulation was discussed as a way to possibly subdivide the building into smaller masses. The grilles in the balcony rails will be terra cotta, with repeated elements such as awnings, window openings, and projecting balconies that provide interruption of the planes with shade and shadow.

Don Thompson requested that story poles be erected: these will not be provided.

Karen Moranville commented that the land is 2/3 commercial, and 1/3 residential: the commercial uses do not appear to be that inviting. The conversion of this commercial property to residential is eliminating the commercial opportunities in the La Jolla community. The landscaping was discussed: the neighbor to the south requests canopy trees instead of the Dwarf Italian Cypress proposed. Along the sidewalk fronting Eads Avenue, Aloe Vera and Natal Plum are proposed which could make it difficult for individuals to get access to cars parked along Eads Avenue. She requested that the materials submitted to the Committee be forwarded to the City staff reviewers.

Mark Fackler requested information regarding the current zoning of the site. The lot fronting Pearl Street is Zone 4, which permits one unit for each 1500 sf of lot; the remainder is RM-1-1 which permits one unit for each 3000 sf of lot. The project appears to be an encroachment of the intensity of development that is permitted along Pearl Street into the Eads neighborhood. This will change the character of Eads, which is increasing in intensity of use. He stated support for the design presented.

Lesley Henegar described the pattern of development along Pearl Street, where the nearby properties were discussed, and some of these are three stories.

Dave Dilday requested information regarding the processing level of the project. Environmental reviews are not completed, and this presentation is a part of the review. He stated support for the design presented.

SUBCOMMITTEE MOTION 8/18/15: *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 / Will 3-3-0)

In Favor: Collins, Costello, Will

Oppose: Leira, Mapes, Welsh

Abstain: None

Recused: Benton

Motion Fails for lack of a unanimous vote.

Please provide for the next presentation:

- a. Provide alternative use of landscape and the form of the building to soften the appearance fronting Eads Avenue.
- b. Develop the planting further as described in the meeting.

This matter is continued on August 18, 2015 to a later meeting.