

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

**Report – November 2015**

**November 10, 2015 Present:** Benton (Chair), Collins, Costello, Leira, Mapes, Ragsdale, Welsh, Will  
**November 17, 2015 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.

11/10/15 None Presented  
11/17/15 None Presented

**2. APPROVAL OF MEETING MINUTES 11/10/15**

Meeting October 20, 2015

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of October 20, 2015. (Ragsdale / Costello 6-0-2)

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

Opposed: 0

Abstain: Benton, as Chair, Will

**Motion Passes**

**3. APPROVAL OF MEETING MINUTES 11/17/15**

Meeting November 10, 2015

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of November 10, 2015. (Ragsdale / Leira 7-0-2)

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

Opposed: 0

Abstain: Benton, as Chair, and Kane who did not attend the meeting.

**Motion Passes**

**4. FINAL REVIEW 11/10/15 (Previously reviewed 5/19/15)**

Project Name:	<b>Ngala Residence</b>	Permits:	SCR CDP & SDP
	5612 – 5646 Rutgers Road	DPM:	John Fisher, (619) 446-5231
Project #:	395794		jsfisher@sandiego.gov
	Zone: RS-1-4	Applicant:	Mark Brencick, (858) 587-8070

La Jolla SAP No. 24005279 (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

**APPLICANT PRESENTATION 5/19/15 (Mark Brencick)**

The project location and the purpose of the application were reviewed. It was noted that the boundary adjustment was requested to resolve a dispute between owners of adjacent residential properties, with a requirement that the two affected lots will be consolidated into one lot. Lot 78 is presently substandard and will be reduced in area from 9794 sf to 8820 sf, to an FAR of 0.33. All other lots will be minimum 10,000 sf in area. The project affects the FAR of all properties in which the boundary is adjusted: the greatest resulting FAR of all properties is 0.43.

**SUBCOMMITTEE MOTION 5/19/15:** 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 / Ragsdale 3-2-2)

In Favor: Costello, Will, Ragsdale

Oppose: Kane, Mapes

Abstain: Benton, as Chair, Welsh

**Motion Fails for lack of a unanimous vote.**

Please Provide for FINAL REVIEW.

- a. Please provide additional information indicating that all of the affected property owners are aware of and in concurrence with the proposed boundary adjustment.
- b. Please clarify if it is proposed that the substandard lot 78 will be reduced in size, worsening a substandard condition.

**PRESENTATION 11/10/15 (Mark Brencick)**

The presenter reviewed the areas to be adjusted, and the supporting documents that indicate the Planned Development Permit that indicates the changes to the boundaries of the properties. The agreements encompass an existing pattern of development that provides a level portion of 1550 Via Corona that is actually part of the lots below. This flat area was historically used by that owner by easements granted by the owners of the area. The owners of the affected lot area have not historically used those areas because they have been separated from those areas by a steep slope.

The submittal included FAR calculations for each lot, compared to the required maximum FAR. It was noted that one lot is less than the required 10,000 sf, which is noted in the PDP.

**DISCUSSION 11/10/15**

*A discussion ensued about the character of the neighborhood subdivision pattern, the appropriateness of the PDP process, and the resulting configuration of the lots. The agreements indicating the approval by each of the affected property owners were presented.*

*All construction work has been completed.*

*The committee requested that the materials be presented today be distributed by pdf to the members of the committee to study, and then the committee will be more prepared at the next DPR meeting November 17, 2015.*

No additional materials were requested for the next meeting. The presenter offered some additional materials that would clarify the land areas involved in the proposed boundary adjustment. These were received by Chair Benton and distributed to the members of the committee.

**PRESENTATION 11/17/15 (Mark Brencick) (Previously reviewed 5/19/15 and 11/17/15)**

The presenter had provided supporting materials which were distributed for review by the members of the Committee. The relative lot sizes were discussed, and the FAR calculations.

The substandard lot was discussed: the reduction in the lot is a sloping area that is not likely to enter into plans for developable areas of that lot. The greatest loss in lot area is approximately 1,000 sf, which is roughly 12% of the lot area.

**DISCUSSION 11/17/15**

*A discussion ensued about the nature of the application, and it was confirmed that all parties were in agreement. The PRD application encompasses the unique features of each property, the decision to create one substandard lot, and the topography that led to the separation of the upper portions of the lot from the owners who are located downslope.*

**SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona.**  
(Will / Mapes 5-3-1)

In Favor: Kane, Mapes, Ragsdale, Welsh, Will

Oppose: Collins, Costello, Leira

Abstain: Benton (Chair)

**Motion Passes**

**5. FINAL REVIEW 11/10/15 (Previously presented 7/15/14, 8/12/14, 9/9/14)**

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

Project Name: **SERROS RESIDENCE ADDITION**  
335 Dunemere Drive  
Project #: 363058  
Zone: RS-1-7

Permits: CDP  
DPM: Glen Gargas, (619) 446-5142  
[ggargas@san Diego.gov](mailto:ggargas@san Diego.gov)  
Applicant: Sue Skala, 619-221-0959

**Scope of Work:**

(Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla community Plan.

**APPLICANT PRESENTATION 07/15/14:** (Ron Despojado)

*The project was presented as per the scope. Applicant believes that views will not be blocked. Small addition to total FAR, 0.57, where 0.60 is allowed. Historical report will be needed.*

**DISCUSSION 07/15/14**

*Secretary of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ Community Plan.)*

**Please Provide for PRELIMINARY REVIEW:**

- a. Please consider modifying design so as not to interfere with the view from the street.
- b. DPR Members should visit site.

**APPLICANT PRESENTATION 08/12/14:** (Ron Despojado)

*The project was presented. The design was reviewed, as it pertains to the setbacks, the configurations of the additions, and the resulting elevations of the proposed house.*

*A discussion ensued about the scale of the second story addition, with the balcony over the northwesterly corner, which is significant in the view down the street to the west. The overall scale of the proposed design was discussed.*

*The applicant requested that the project be continued to the next meeting.*

**APPLICANT PRESENTATION 09/09/14:** (Ron Despojado)

*The project was presented: changes have been made to the design to accommodate 2 additional parking spaces and the exterior configuration is altered to provide a small setback at the Dunemere Drive frontage, resulting in a reduction in the total floor area at the second floor.*

*A discussion ensued about the historic status of the building: the historic status of the building is presently being reviewed, and a finding regarding the historic significance will be forthcoming in the future.*

*A discussion ensued about the current design, with the possibility that the Secretary of the Interior Standards may later be applied to this project.*

**DISCUSSION 09/09/14**

*A discussion ensued about the change the second story would present to the character of Dunemere Drive, by creating a street wall that is greater than the existing. There is a concern that the street will become “walled in” with higher buildings at the side.*

*Secretary of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ Community Plan.)*

**PRESENTATION 11/10/15 (Sue Skala)**

*Since the last presentation, the finding has been made that there is no historic significance in this property. The overall project was reviewed, with changes that had been made since the previous presentation. The second story has been relocated from the westerly wing to the center of the building. The area of the first floor addition is reduced from 612 sf to 277 sf. The second story is reduced in area from 595 to 426 (26% reduction) The overall height is reduced and well within the 30-foot height limit.*

The proposed FAR is 0.53 where 0.60 is allowed.

The one parking space on the lot appears to be the correct size, located in the garage, with one additional space on the street identified by SDMC 142.0520 – leads to SDMC142.0525.c.4

**DISCUSSION 11/10/15**

*Michael Duddy spoke about the project – most of the homes in the neighborhood are a modest size – the character of the neighborhood is changing by the construction of the various larger homes: a canyon of two-story homes is being created along the street.*

*James Geyer described the previous design that had the second story prominently above the street. He noted that the second-story addition is now on a higher portion of the existing one-story house.*

*Pete Daley described the history of the project, the modifications to the project, and the various changes: there have been many changes to the design that are a betterment and an appropriate increase in the modest scale of the house.*

*Julie Hatch spoke about the parking problems: the garage is 9'-6" x 19'-0", which appears to be adequate.*

*A discussion ensued about the character of the neighborhood, the scale of the proposed development, and the location of the proposed addition. Some members of the committee are concerned that the parking is inadequate and the use of the on street parking is a detriment: an alternative appears to be providing a parking space in the east side yard, but that would require a deviation to allow a second curb cut.*

**SUBCOMMITTEE MOTION :** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive.

(Benton / Will – 1-6-1)

In Favor: Will

Oppose: Collins, Costello, Leira, Mapes, Ragsdale, Welsh

Abstain: Benton (Chair)

**Motion Fails**

***Please provide at the next presentation:***

- a. *Consider a second parking space at the east side*
- b. *Provide a study of the second floor as a scaled-down element using the roof and other scaling elements to give the impression that the first floor is a base for the composition and the second floor is a reduced lesser element.*

**PRESENTATION 11/17/15 (Sue Skala)**

*A revised elevation was presented. The second-floor elements were modified to be set back from the elevation fronting the street. These areas are further detailed by the addition of roof elements, eaves and cornices, and the projection of the second-floor window. The floor area is slightly reduced: the FAR is now 0.47 where 0.60 is allowed*

*The addition of a second onsite parking space was reviewed. The presenter showed a location that fits at the easterly portion of the site. The parking space would not conform for the length of the driveway, placement of the parking space in the side yard setback, an impaired visibility triangle area, would remove one on-street parking space, and would require a second driveway.*

**DISCUSSION 11/10/15**

*The one-way direction of the street, and the alternatives for parking were discussed. The scale and proportion of the proposed project were discussed. The presenter reviewed the view options and the approach to the detailing of the modifications to the design.*

**SUBCOMMITTEE MOTION :** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to add a second-story Master

**Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Drive. The second onsite parking space is NOT recommended.**

(Ragsdale / Will 7-1-1)

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

Oppose: Collins

Abstain: Benton (Chair)

**Motion Passes**

**6. FINAL REVIEW 11/10/15 (PREVIOUSLY REVIEWED 8/20/13, 9/10/13, 3/18/14, 5/13/14, 10/20/15)**

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Sharok Eslamian,  
(858) 449-0501

**Scope of Work:**

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

**APPLICANT PRESENTATION 08/20/13:** (Sharok Eslamian)

*The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue.*

**DISCUSSION 08/20/13**

*A discussion of the design focused on the articulation of the building and the functional access to the alley. It was noted that the driveway entrance and parking from Fay Avenue is not at all desired.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) A photo survey of the buildings on the property.
- c) A photo survey of the neighborhood.
- d) Colored landscape plan.

**APPLICANT PRESENTATION 09/10/13:** (Sharok Eslamian)

*The presenter provided additional photographs of the adjacent building. The design of the building is unchanged. The presenter provided a colored landscape plan, and stated that the driveway to Fay Avenue will be eliminated.*

**DISCUSSION 09/10/13**

*The nature of the design was discussed: the presentation indicates a collection of materials and finishes that is not coherent, which does not draw from other elements in the community, and is not assembled in a way that will present a scale or composition that is appropriate for a 3-story building. The elevations facing the alley and the interior space do not provide a transition from the building to the outdoor spaces. The committee recommends that the applicant provide a redesign based upon an architectural treatment of the mass and height, with better composition of the windows and doors to provide a coherent design. The applicant requested the opportunity to consider these comments.*

**Please provide for FINAL REVIEW:**

- a) Study other examples of similar buildings. Draw examples from these and show how they are incorporated into the proposed design. Please note that a simple assembly of parts will not suffice: you have to provide a coherent design.

- b) Show how this project will provide an appearance in keeping with the community plan in all elevations, but principally facing the alley and the interior yard.
- c) Note that the increased height of the proposed design requires an additional degree of competence and coherence in the design.

**APPLICANT PRESENTATION 03/18/14:** (Sharok Eslamian)

*The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue. The Applicant presented photographs of the buildings on the site and the adjacent buildings.*

**DISCUSSION 03/18/14:**

*A discussion of the design focused on various aspects of the landscape plan and the appearance of the proposed building. The landscape plan is colored and indicates a driveway to remain: the Applicant noted that the driveway will be closed. The impermeable areas were reviewed and discussed. The appearance of the proposed building was discussed, as were the placement of the balconies and the various window and door elements.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) On the Landscape Plan, clearly indicate the closure of the driveway to Fay, the designation of impermeable areas, and other paved areas.
- c) Coordination of the chimney, door, and window elements between the floor plans and the elevations.
- d) Coordination of the drawings with accurate dimensional information. This note applies to all plans, elevations, and sections.
- e) An overall design and elevation drawings that show conformance to the established pattern of development, scale, and detailing of the community and this neighborhood.

**APPLICANT PRESENTATION 05/13/14:** (Bill Metz)

*The presenter noted that this is a new design compared to previous presentations. The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.*

**DISCUSSION 05/13/14:**

*A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.
- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

**APPLICANT PRESENTATION 07/08/14:**

*The Eslamian Project and Mr. Metz were called three times without a response. The project was trailed to the end of the meeting. At the end of the meeting, no one was in attendance to present the Project.*

**APPLICANT PRESENTATION 10/20/14:** (Sharok Eslamian)

*The presenter noted that this is a new design compared to previous presentations. The proposed project is now for one residential unit at the rear, with underground parking garage. The basement is the full footprint of the proposed house. The height of the building has been reduced, and a roof deck is now proposed over a portion of the roof, reached through an internal stair. The FAR is reduced from 0.71 to 0.56. The code compliance issues will be resolved with this project.*

*The project continues to propose that the parking space and curb cut fronting Fay will be retained.*

**DISCUSSION 10/20/15:**

*A discussion of the design was a review of the various elements of the project. The garden between the two units is retained, and the placement of the new unit is roughly the same as previously. The relationship of the new unit to the adjacent units on Bishops Lane was discussed. The steepness of the driveway and the relatively tight space of the basement garage were discussed.*

**Please provide for FINAL REVIEW:**

- a) Prepare a drawing showing the proposed house on the photograph set into the Bishop's Lane elevation, showing the relationship of the proposed house to the adjacent buildings.
- b) Consider the practical maneuvering of cars within the garage in either parking space.
- c) Present written information from the planners confirming that the existing driveway and curb cut leading to Fay Avenue can be maintained.

**PRESENTATION 11/10/15 (Sharok Eslamian)**

*The presenter reviewed the requested materials. The garage entrance and the parking areas were widened to make the maneuvers easier.*

*The presenter offered an email by Peter Chou that indicates that the parking space on the property that is accessed from Fay Avenue is behind the front yard setback. The size of the parking space was reviewed: the committee is concerned that the dimension of the parking space should be clearly indicated as conforming to the City standard.*

*The minimum parking space is 8'-0" x 18'-0" per SDMC Table 142-05K.*

**DISCUSSION 11/10/15**

*A discussion ensued about the character of the neighborhood, the proposed development, and the ways that the setbacks are applied to the parking space fronting Fay Avenue.*

**SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish both units at rear of the property (7350 & 7352 Fay) and build one, 3-story unit. The front units 7354 Fay will remain.**

(Will / Collins 7-0-1)

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

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**7. FINAL REVIEW 11/10/15 (Previously reviewed 10/13/15)**

Project Name:	AT&T Mount Soledad Church	Permits:	SCR of NUP
	6605 La Jolla Scenic Drive	DPM:	Karen Lynch, (619) 446-5351
Project #:	421377		<a href="mailto:klynchash@sandiego.gov">klynchash@sandiego.gov</a>
Zone:	RS-1-4	Applicant:	Caitlyn Kes, 858-527-9938

Neighborhood Development Permit Process 2 or 3 for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18" square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24" square radomes, with related support equipment in the existing equipment enclosure.

**APPLICANT PRESENTATION 10/13/15 (Caitlyn Kes)**

The Applicant presented the overall site conditions, indicating the equipment enclosure and the three light standards that are affected. The Neighborhood Development Permit is needed because the previous permit has lapsed, and it has been found that the ground equipment enclosure was constructed in a location that is within a required yard setback. The Applicant intends that this permit will resolve all of the nonconforming conditions as well as provide for all of the new work. The existing light standards will be replaced, and the maximum height of these will be 30 feet above existing graded. The light fixtures at the top of the light standards will match the light fixtures at other light standards in the parking lot. The owner of the property has required that the antennae systems and the lights should match throughout the property.

#### **DISCUSSION 10/13/15**

A discussion ensued about the scale of the application, the need to make sure all light fixtures match and that the overall height limit of 30 feet is observed. In addition, information was requested on the ground equipment enclosure, and how events could have occurred that resulted in the construction within a required setback.

A discussion ensued about the potential risks of exposure of the cell towers, with residential uses and a school close to this site. The Applicant indicated that they would return with a coverage map and some information regarding the energy transmitted at this site.

A discussion ensued about the AT&T Wireless Site within the public right-of-way at 9170 1/3 North Torrey Pines Road. This committee made a recommendation of approval of that installation on March 20, 2012, which included a specific landscape plan with planting materials. Those landscape improvements have not yet been installed, and that will be included in this project review.

#### **Please Provide for FINAL REVIEW:**

- a. Additional information regarding the events and permits that led to the installation of the ground equipment enclosure within a required setback.
- b. A coverage map indicating the strength and direction of the signals from this proposed installation.
- c. Signal and energy data that indicates the relative signal strength of the proposed installation, compared to the signal strength of the existing installation. This is intended to advise if the signal strength is roughly equal to the existing signal, or if it is a multiple of the signal strength of the existing installation.
- d. Provide specific information including a commitment to install the landscaping at the AT&T wireless site at 9170 1/3 North Torrey Pines Road, with specific plans and a time schedule for that installation, to be a further condition of this application.

#### **PRESENTATION 11/10/15**

*The presenter reviewed the materials requested in the previous meeting.*

- a. Since the last presentation, the site plan was reviewed and the setbacks recalculated. The finding was that the enclosure was constructed outside of the setback area and is not in violation after all. Previous calculations inaccurately indicated a larger setback area.
- b. A coverage map was presented indicating the strength and relative intensity direction of the signals from this proposed installation.
- c. Diagrams were presented indicating the relative signal strength.
- d. The landscape planting at the AT&T wireless site at 9170 1/3 North Torrey Pines Road has been completed: an email with photographs was received and distributed, with an email by Karen Lynch.

#### **DISCUSSION 11/10/15**

*A discussion ensued about the intensity of the signal and the direction of service. A map was presented that indicated the service provided by all towers in the area, and then another that indicated the service area of this proposed installation, with relative level of service.*

**SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit for the removal of 3 existing light poles presently provided with 6-foot panel antennas and 18” square radomes, and replacing these with 3 new light poles with 10-foot panel antennas and 24” square radomes, with related support equipment in the existing equipment enclosure at 6605 La Jolla Scenic Drive.**

(Costello / Will – 7-0-1)

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

Oppose: None



Abstain: Benton (Chair)

**Motion Passes**

**8. PRELIMINARY REVIEW 11/10/15**

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

Project Name:	<b>VISTA DEL MAR</b>	Permits: CDP, SDP
	6651-53 Vista del Mar	
Project #:	435996	DPM: Edith Gutierrez, (619) 446-5147
Zone:	RM-1-1	<a href="mailto:egutierrez@san Diego.gov">egutierrez@san Diego.gov</a>
		Applicant: Scott Spencer 858-459-8898

(Process 3) Coastal Development Permit to demolish two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 and 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, within the La Jolla Community Plan area.

**PRESENTATION 11/10/15 (Scott Spencer)**

*The design was presented. A total of 5 parking spaces in garages are planned, plus one outdoor space. The front residence is in two stories above the garage, with a roof deck. The rear residence is two stories above a garage and outdoor parking bay. The existing garage will be partially demolished and retained: portions of the garage are constructed within the side and rear yard setbacks.*

*Photograph compositions were presented that showed the character of the neighborhood and the pattern of existing development.*

*The presenter reviewed a landscape plan, existing driveways, a materials sample board, and the elevations of the building.*

**DISCUSSION 11/10/15**

*A discussion ensued about the scale of the proposed development. The project proposes retaining the rear portion of the existing garage to provide for a larger structure in the side yard and rear yard setbacks. The carport and garage at the rear residence allow for 2 parking spaces, where only one space would be provided if the ground level conformed to the current required setbacks.*

*The parking spaces in the front house approach Vista del Mar from a 12-foot wide driveway. Fronting Vista del Mar is a total of 3 garage doors, with paved drive area across the entire frontage.*

*The project proposes a Deviation for two curb cuts: one fronting Kolmar Avenue, and the other fronting Vista del Mar. Suzanne Figi, the neighbor to the east on Kolmar Avenue described the bulk and scale of the proposed project, and the pattern of development has retained houses that are a smaller scale. The presence of the garages on both streets will present a stark appearance to the street.*

*Brian Sciraca expressed concern about the scale and bulk of the proposed residences, the extent of pavement on the Vista del Mar frontage, and the scale of the garages and the 3-story buildings.*

**Please provide the following at the next Presentation:**

- Photograph of this project in relation to the adjacent projects. This should extend in both directions and across the street, and across the intersection.
- Scale elevation drawings showing the proposed building in scale to the adjacent buildings at each side of Kolmar and Vista del Mar, as well as the buildings across the street intersection.
- Provide colored Landscape Plan with calculations
- The community plan requires that the building is at a corner, and the building will step back at the upper floors.
- Indicate the property lines, overall height limit, and setback lines on the elevations.
- Provide a table indicating the FAR, height, number of stories, and setbacks of other buildings in the immediate neighborhood within 100-foot radius

On November 10 this matter is continued to a later meeting. Placed on the agenda for November 17 but postponed to a later meeting.

## 9. PRELIMINARY REVIEW 11/10/15

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

Project Name: Carley Residence CDP  
7010 Fairway Road  
Permits: CDP, SDP  
Project #: 437758  
DPM:  
Zone: RS-1-2  
Applicant: Marc Tarasuck  
619-262-0100

(Process 3) Coastal Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage. The 0.48-acre site is located at 7010 Fairway Road in the RS-1-2 zone, Coastal Overlay Zone (Nonappealable), Parking Impact overlay zone, Geologic Hazard Area 22, within the La Jolla Community Plan area.

### PRESENTATION 11/10/15 (Marc Tarasuck)

*The project was presented. The project is entirely a one-story house, with 3 bedrooms and a den. The house is generally lower than the 14-foot ridge line of the existing house, with higher portions at a skylight above the Kitchen and a mechanical space in the attic.*

*The landscape plan was presented: the landscaped area exceeds 50% of the lot area. The existing eucalyptus trees will be removed, and some of the other trees will be relocated on the property. A site plan was presented which compared the footprint of the existing house to the proposed house. The materials were described: a soft white Santa Barbara finish, mahogany doors, and wood windows.*

*A single driveway provides access to two parking spaces.*

*The roof plan, photovoltaic array, and the rooftop equipment locations were reviewed.*

### DISCUSSION 11/10/15

*A discussion ensued about the character of the neighborhood, the views of the property and the proposed house both from the street and from below. The scale of the proposed residence was compared to other existing houses in the neighborhood.*

#### **Please provide the following at the next Presentation:**

- a. Roof plan with locations of photovoltaic equipment*
- b. Articulate the color of the roof to correspond to the heights and massing of the roof areas*
- c. Materials sample board*
- d. Size and locations of outdoor HVAC equipment, with the enclosures, if any*
- e. In the aerial photograph, insert the drawing of the proposed house.*

### PRESENTATION 11/17/15 (Marc Tarasuck)

*The additional information was presented. A materials sample board was presented, and the placement of the materials was reviewed.*

*A plan of the rooftop equipment and the photovoltaic arrays was presented. The enclosures for the HVAC equipment were located on the plan, which will consist of sound-dampening boards around an installation on the ground.*

*The landscaping plan was reviewed, which indicates the trees to be removed as well as the trees to be retained. New trees will be provided at the street frontage, as well as at some locations adjacent to the building. A large eucalyptus tree at the northwest portion of the site will be retained.*

*The existing residence is roughly 3500 sf.*

### DISCUSSION 11/17/15

*The additional information was presented and reviewed, as was the relation to the neighbors and the character of the neighborhood.*

**SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage at 7010 Fairway Road.**

(Collins / Costello 8-0-1)

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

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**10. PRELIMINARY REVIEW 11/17/15**

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

Project Name:	Su Casa	Permits:	Vacation Site & CDP
	6738 La Jolla Blvd	DPM:	Morris Dye
Project #:	420956	Applicant:	Claude-Anthony Marengo
Zone:	PDO 4 & RM-3-7		858-459-3769

LA JOLLA (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 sq ft mixed use building, a 3,820 sq ft, 2-story residential building and a 3,086 sq ft 3-story residential building with a 15,312 sq ft underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

**PRESENTATION 11/17/15 (Claude-Anthony Marengo)**

*The project was presented. The existing restaurant and adjacent buildings will be demolished. The project site is adjacent to serpentine streets at the north and south sides. This applicant requests encroachment into the rights-of-way of Playa del Norte and Playa del Sur. This will be a below-grade transfer of the right-of-way below the streets for the purpose of the garage, with streets and sidewalks above the transferred area on the current alignment.*

*The retail spaces are approached from La Jolla Boulevard, and the residential units are approached from Playa del Sur and Playa del Norte. The residential units occupy the second floor in all areas, and are a 3-story portion at the westerly portion of the site that is in RM-3-7 Zone. At the westerly end of the project, the 3-story portion is adjacent to an existing 3-story apartment building. The maximum height of the 2-story portion is 25 feet; the 3-story portion is up to 30 feet in height. Sixteen units are proposed: a total of 12 two-bedroom units and 4 one-bedroom units are provided which account for 30 parking spaces, and the retail spaces total 3,440 sf, for which 4 parking spaces are provided. Including the 2 spaces for disabled access, the garage has a total of 38 parking spaces.*

*The design of the improvements will accept drainage and runoff water that has historically crossed the site, and will be treated onsite per current standards for stormwater management.*

*Landscaping is planned with clustering of the trees. This is proposed to be jacarandas fronting La Jolla Boulevard, with palms at the north and south sides. The landscaped area is 12% of the site.*

**DISCUSSION 11/17/15**

*A discussion ensued about the character of the neighborhood, the views of the property and the proposed approach to the project by car. There is a center turn lane in this portion of La Jolla Boulevard.*

*A neighbor stated that she is concerned that the building appears to be a commercial or uniform building that does not reflect the character of the neighborhood. The number and scale of the units leads to more expensive units.*

*A discussion of the views down the streets ensued, as it relates to the composition of the buildings in relation to the neighborhood. The proposed building does not have breezeways or other passages that lend a sense of openness and transparency to the project.*

**Please provide the following at the next Presentation:**

a. *Show the transition of the garage area to the sidewalk and street in section.*

- b. Show the transition of the proposed 3-story portion to the adjacent apartment building to the west.
- c. Provide a section across Playa del Norte and Playa del Sur, indicating the slope of the streets and the existing structures on the opposite sides of these streets.
- d. Materials samples.
- e. Provide the floor areas of the existing buildings.
- f. Provide a study of the relationship of the building to the traffic patterns on La Jolla Boulevard, and to the vehicular access traffic to the building.
- g. Study the elevation to reflect the nature of the site, plus use design elements to provide interest by the use of colors and materials to increase the interest in the building.

#### 11. PRELIMINARY REVIEW 11/17/15

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

Project Name:	<b>EADS DUPLEX CONDO</b>	Permits: CDP, SDP
	7363 Eads Avenue	
Project #:	414391	DPM: Firouzeh Tirandazi, (619) 446-5325
Zone:	RM-1-1	<a href="mailto:ftirandazi@sandiego.gov">ftirandazi@sandiego.gov</a>
		Applicant: Chuck Orr 619-990-1943

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing residence and construct two detached residential condominium units totaling 5,250 sq ft located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

#### PRESENTATION 11/17/15 (Chuck Orr)

*The project was presented. The site configuration of the site and the proposed design were presented. The project consists of two units, front and back. There is a distinction in the design fronting Eads and the alley. The rear unit is at a slightly higher elevation compared to the front unit. The front unit is 2678 sf, including the garage, excluding the basement. The rear unit is 2572, including the garage, excluding the basement. The lot is 7,000 sf, resulting in an FAR of 0.75 which is the maximum allowed. The maximum height of the structure is 30 feet above grade.*

*The proposed map was presented and reviewed.*

*The project has a separate drive aisle for access from the alley to the garage of the front unit. The project proposes an automobile turntable for the front unit. Both units have 2-car garages.*

*The rear unit has a full basement for a living room, which has an exterior courtyard. The remainder of the basement is indicated as storage.*

*The exterior materials are stucco and siding at the exterior walls, asphalt shingles, and metal windows.*

#### DISCUSSION 11/17/15

*Connie Branscom addressed the committee regarding the approach to the proposed subdivision. She is concerned that the project scale is not compatible with the character of the neighborhood.*

*The dark colors of the front unit were discussed, which would be more consistent with the Community Plan.*

*A discussion ensued about the character of the neighborhood, the views of the property and the proposed house both from the street and from below. The scale of the proposed residence was compared to other existing houses in the neighborhood, and concrete block.*

#### Please provide the following at the next Presentation:

- a. Section through the lightwell at the rear unit.
- b. Provide a floor area summary for the project.
- c. Provide a copy of the historical study of the existing house
- d. Study the frontage of Bishop's Lane and Eads Avenue, with a drawing of the building shown in the composition, showing the relative scale of the proposed development.

*On November 17, this matter is continued to a later meeting.*