

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report – December 2015

December 8, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will
December 15, 2015 Present: Benton (Chair), Collins, Costello, Kane, Mapes, Ragsdale

1. NON-AGENDA PUBLIC COMMENT

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

12/8/15 – Diane Kane reported on recent developments in the Single-Family zone committee – updated to CPA at their Dec 3 meeting. The action needed is that the City is going forward with the LDC update, which will allow for automatic approval if you are less than 80% of FAR and 90% of allowable height. Input is needed by next Wednesday Dec 16. The next meeting of the Single family zoning committee is Monday December 14. The 50% rule for substantial conformance is retained, and the above standard will be implemented. This could be applied to completely new construction.

12/8/15 – James Ragsdale – After the December meeting of the CPA, it became apparent that some action would be taken on Scenario. There appear to be some alternatives to the interpretation to the 80%/90% rules.

12/15/15 – Diane Kane – the Single-Family Zone committee assembled but the meeting was cancelled because it did not have a quorum. The goal was to have a recommendation to the CPA for its January meeting so they can make a recommendation to the Planning Commission. The next meeting is not yet scheduled. This could be reduced to a checklist for the City staff, which is what the DPR and CPA provide for each project.

12/15/15 – Mike Costello – Completed the research on the 600-24 guidelines that a quorum is the majority of the seated members: if some seats are not filled, the quorum is based upon the number actually seated.

12/15/15 – James Ragsdale – the guidelines appear to rely on calculations that are subject to murky interpretation. The goal is that the staff will be more involved in the design review process with the technical reviews that are presently implemented.

2. APPROVAL OF MEETING MINUTES 12/8/15

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

(Will / Collins – 6-0-1)

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

Opposed: 0

Abstain: Benton, as Chair

Motion Passes

3. APPROVAL OF MEETING MINUTES 12/15/15

SUBCOMMITTEE MOTION: To approve the Meeting Minutes of December 8, 2015.

(Kane / Collins – 3-0-2)

In Favor: Collins, Kane, Ragsdale

Opposed: 0

Abstain: Costello, Mapes

Motion Passes

4. SUBCOMMITTEE MOTION 12/15/15:

As Chairman Benton could not attend the December 15, 2015, a Chair Pro Tem is to be elected. Michael Costello was nominated.

(Collins / Mapes 5-0-0)

In Favor: Collins, Costello, Kane, Mapes, Ragsdale

Oppose: None

Abstain: None

Motion Passes

5. FINAL REVIEW 12/15/15 (Previously reviewed 11/10/15 and 12/8/15)

Project Name:	VISTA DEL MAR	Permits:	CDP, SDP
	6651-53 Vista del Mar	DPM:	Edith Gutierrez, (619) 446-5147
Project #:	435996		egutierrez@san Diego.gov
Zone:	RM-1-1	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:

- a. Photograph of this project in relation to the adjacent projects. This should extend in both directions and across the street, and across the intersection.
- b. 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.
- c. Provide colored Landscape Plan with calculations
- d. The community plan requires that the building is at a corner, and the building will step back at the upper floors.
- e. Indicate the property lines, overall height limit, and setback lines on the elevations.
- f. 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.

APPLICANT PRESENTATION 12/8/15: (Scott Spencer)

The proposed project was presented, with exhibits that show the additional information requested. The FAR has been reduced to 73%. The FAR of adjacent properties was reviewed: these range from 26% to 75%. The other properties are developed with areas of landscaping less than that provided in this project. The landscaping ratio in this proposed project is 33%. The setback at Vista del Mar is 20 feet; the setback at Kolmar Street is 10 feet. Kolmar Street is identified as a View Corridor in Figure 9. The elevation of the proposed building was reviewed: the exterior wall planes and balconies step back at most of the upper floors: each step back is approximately 1.5 to 2 feet horizontally.

Portions of the building were reconfigured to respond to comments by a neighbor to the east, and to add variation to the exterior of the building.

DISCUSSION 12/8/15

A discussion ensued about the character of the neighborhood.

A neighbor across the street asked about the landscaping, including the amount of hardscaping and green landscaping.

The paved drive area fronting Vista del Mar was discussed: it is desirable to screen that area or to provide landscaping or a gate to screen the view into that drive area. It is therefore recommended that these be considered to screen the drive area. A different pavement pattern could be provided to make the area appear more attractive.

Please provide the following at the next Presentation:

- a. Study of enhanced pavement at the drive areas.
- b. Study of the view from the streets, incorporating the proposed landscape and gate elements as screening in the foreground.

On December 8, this matter is continued to a later meeting.

APPLICANT PRESENTATION 12/15/15: (Scott Spencer)

The project was presented with the additional materials and information requested. The presenter reviewed the following:

- a. *Driveway pavement will have an 8 inch pattern of grass, forming squares of pavement.*
- b. *Street view upgraded. A drawing was shown with an iron gate across the driveway entrance and raised landscaped planters on each side.*

c. Did meet with neighbors. Design considerably changed. The three level house will be reduced to a two level house (reduced 6 ft). A roof deck will be added. Structure height, 23 ft. now, was 29.6 ft Reduced height another smaller area too, allowing more view for neighbors.

DISCUSSION 12/15/15

Committee Members commended the Architect and owner for their design alterations. All agreed the design was more attractive as well as accommodating of the neighbors.

SUBCOMMITTEE MOTION: Findings can be made for a CDP, SDP and demolition permit for 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.

(Collins / Ragsdale 4-0-1)

In Favor: Collins, Kane, Maples, Ragsdale

Oppose: 0

Abstain: Costello

Motion Passes

6. FINAL REVIEW 12/15/15 (*Previously reviewed 11/17/15*)

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 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.*

PRESENTATION 12/15/15 (Claude-Anthony Marengo)

The project was presented with the requested materials and information requested. The Committee reviewed the current design and the configuration of the buildings was reviewed with more detailed elevations, showing circulation elements, balconies, and the roof heights. The Project was presented to the PDO Committee the day before, approval recommended.

All three buildings are now a little different.

- a. and f. Shown drawing of garage and entrance and exit driving paths. Applicant wants two medians (with landscaping) with safety deceleration and acceleration lanes. Could have a pedestrian crosswalk. Not yet presented or cleared with the City Traffic Engineer (Traffic comments not yet completed).*
- b. Presented a drawing showing the transitions requested and differing styles of the new buildings and current buildings.*
- c.. and g. Section presented as requested. More articulation than before. Column planters in front. Has signage and planting. Balconies.*
- d. and g. Materials samples shown, many different colors and textures. Elevations and design elements reviewed.*

Note: this project was on the agenda for 12/8/15 but was postponed.

DISCUSSION 12/15/15

Committee Members seemed to feel the Architecture and design were appropriate and could be approved, the issue remaining was the feeling the driveway interaction with La Jolla Blvd traffic was incomplete.

Some committee member indicated City Traffic engineers should contribute to the design improvements around the La Blvd entrance. Consider a roundabout or other Traffic Calming measures. The Project should be submitted to the T&T Committee.

The traffic issues were discussed: the exits from the garage would be made safer by acceleration and deceleration lanes in L Jolla Blvd. This might conflict with the entrances from Playa del Sur. The island will not be a part of the application, and is subject to the review and acceptance by the City. Another traffic alternative would be a rotary in LJ Blvd and/or other traffic calming solutions: traffic calming appears to be a key element of this solution.

The Traffic Engineering issues were discussed. Although it appears that the two-way drive entrance from La Jolla Boulevard is preferred over drives from either Playa del Norte or Playa del Sur, it is also apparent that the location of the drive entrance is in a busy and curved portion of La Jolla Boulevard. It was noted that a deceleration/acceleration lane is desired for southbound traffic, and left-turn pockets are desired for the north bound traffic. The presenter described the discussions he has had with the City Engineering Department, but that no resolution has yet been achieved.

SUBCOMMITTEE MOTION: Findings can be made for a 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. It is further recommended that the Applicant present this project to Traffic & Transportation Committee, and that the applicant continue the negotiations with the City Engineering Department for the design of the traffic direction / calming elements on La Jolla Boulevard.

(Benton / Kane – 4-2-0)

In Favor: Benton, Kane, Mapes, Ragsdale

Opposed: Collins, Costello

Abstain: None

Motion Passes

7. FINAL REVIEW 12/8/15 (Previously reviewed 11/17/15)

Project Name:	EADS DUPLEX CONDO	Permits:	CDP, SDP
	7363 Eads Avenue	DPM:	Firouzeh Tirandazi, (619) 446-5325
Project #:	414391		ftirandazi@san Diego.gov
Zone:	RM-1-1	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.

APPLICANT PRESENTATION 12/8/15: (Kip McBane, Richard Johnson)

The proposed project was presented, with exhibits that show the additional information requested. The lightwell retaining walls are separated from other walls by landscaped areas.

DISCUSSION 12/8/15

A discussion ensued about the character of the neighborhood, using the scale of the proposed development and the pattern of current development in the neighborhood. The overall height of the front unit was compared to others in the neighborhood, and the ridge line is approximately 25 feet above grade. The elevator is at 30 feet above grade.

It was noted that the difference in the styles of the two houses reflects the nature of the neighborhood: .

SUBCOMMITTEE MOTION 12/8/15: 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 an existing residence and construct two detached residential condominium units totaling 5,250 sq ft located at 7363 Eads Ave.

(Will / Collins 3-2-1)

In Favor: Collins, Costello, Will

Oppose: Kane, Ragsdale

Abstain: Benton (Chair)

Motion Passes

8. COURTESY REVIEW 12/15/15

Project Name:	La Jolla Scenic Residence	Permits:	SDP
	6083 La Jolla Scenic Drive South	DPM:	Gaetano Martedi
Project #:	446152		gmartedi@sandiego.gov
Zone:	RS-1-1	Applicant:	Joshua Wood

(Process 3) Site Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Nonappealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.

PRESENTATION 12/15/15 (Joshua Wood)

This application is only for a Site Development Permit, for development near steep slopes

There is a steep slope area at the southeasterly portion of the site. The site is somewhat lower in elevation than LJ Scenic South, although it is approached by a 300-foot long driveway. The applicant has provided story poles for the benefit of the neighbors. The proposed residence has the main floor that extends across the entire frontage, and a second story at the west wing next to the motor court and a “walk-out” basement at the east wing. The site steps down from the northwest to the southeast.

The driveway will be paved with concrete, with landscaping at both sides.

The roofing is built-up roof at the highest area and other areas; the deck is ipe; and there are some areas with solar collectors.

There will be approximately 600 cy export.

The highest point is 23.5’ at the west wing; 15’ at the central roof deck.

The project has a 0.17 FAR where 0.45 is permitted.

DISCUSSION 12/15/15

A discussion ensued about the nature of the site and the relationship of the proposed development to the adjacent properties, as well as the steep slope. The length of the driveway was discussed, as well as the treatment of the entrance.

Please bring to the next presentation:

- a. Materials sample board
- b. Grading and drainage plan
- c. An exterior lighting plan
- d. Show the solar collectors on the roof plan
- e. Indicate the locations of the heat pump compressors

This matter is continued on December 15 to a later meeting.