

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

Report – February, 2016

**February 9, 2016 Present:** Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will  
**February 16, 2016 Present:** Benton (Chair), Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will

**1. NON-AGENDA PUBLIC COMMENT 2/9/16**

- a. Diane Kane: Item 9 of the tenth LDC Update has been pulled by City staff. It will not be on the agenda of the Wednesday meeting.
- b. Diane Kane and Claude-Anthony Marengo inquired about the results of the LJ CPA vote on the SFR subcommittee at the February 4 CPA meeting. Mike Costello described that the LJ CPA had accepted the final report of the SFR subcommittee. The presenter at that LJ CPA meeting, Sharon Wampler, offered that the SFR subcommittee be allowed to continue as an independent committee and report in the future to the LJ CPA, or to have a LJ CPA representative.

**2. NON-AGENDA PUBLIC COMMENT 2/16/16**

- a. Matthew Welsh discussed the removal of the Executive Director of the Coastal Commission. The effect on the review of future projects is not known.

**2. SUBCOMMITTEE MOTION 2/9/16:**

As Chairman Benton would be late to the meeting, a Chair Pro Tem is to be elected. Michael Costello was nominated.

(Leira / Will 7-0-1)

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

Oppose: None

Abstain: Costello

**Motion Passes**

**3. APPROVAL OF MEETING MINUTES**

- a. Meeting January 19, 2016  
**(Will / Ragsdale 4-0-3)**  
In Favor: Leira, Ragsdale, Welsh, Will  
Oppose: None  
Abstain: Benton (Chair), Costello, Mapes

**Motion Passes**

- b. Meeting February 9, 2016  
**(Ragsdale / Will 6-0-1)**  
In Favor: Costello, Leira, Ragsdale, Welsh, Will  
Oppose: None  
Abstain: Benton (Chair)

**Motion Passes**

**4. FINAL REVIEW** 2/9/16 (previously reviewed 1/19/16)

Project Name:	<b>AC Water Group 1008 PPA - Muirlands</b>	Permits:	CDP, SDP
Project #:	431936	DPM:	Angelena Nazareno, (619) 446-5245
Zone:	N/A		<a href="mailto:anazareno@san Diego.gov">anazareno@san Diego.gov</a>
		Applicant:	Sheila Bose

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated.

*The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymar Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.*

**APPLICANT PRESENTATION 1/19/16:** (Jericho Gallardo)

The project was described. It is expected to start construction in June 2016, and run approximately one year. All work will be performed in the right-of-way. The streets in the area will be resurfaced upon completion of construction. Three easements will be abandoned, due to the decision to stop the use of the easement for any improvements. The existing alley will not be vacated.

The existing storm drain will be reconstructed.

The project is currently nearing the finalization of the environmental documents. It is expected that the environmental findings will be in a MND, and the issues of Archaeology and Paleontology will require mitigation.

Staging of construction offices and equipment. Traffic control will be required for this project, which is the responsibility of the Contractor.

**DISCUSSION 1/19/16**

The project impacts were discussed, including the loss of easements for future public projects and for the use of pedestrians, whether or not they are in use for this project.

*Please provide for the next presentation:*

- Topographic surveys and a summary of each easement, with photographs from both entrances from the public way to the right-of-way.
- Provide information on potential materials storage and laydown areas for this project.
- Provide information on the routing and discharge of the new drainage structures.

**APPLICANT PRESENTATION 2/9/16:** (Jericho Gallardo)

The information requested was presented, with added drawings and photographs.

- The easements were reviewed. It was noted that most of these are fenced as may be the right of the property owner, and the access is granted only at the time that city staff needs to gain access to the water line. In one case, an alley is granted as a public way and will not be vacated: the water line service through this alley will be terminated. The dedicated alley is not presently used for vehicular traffic.

- b. A map was presented indicating possible laydown and storage areas: these are at the widest streets: Ave Manana, Newkirk, and Muirlands Vista Way
- c. The drainage structure locations were reviewed, with the indication of the outfall areas for these.

#### **DISCUSSION 2/9/16**

The materials describing the project were reviewed, with discussion of the work to be performed and the access required to the work areas. Although it is not reasonable that the abandoned easements be maintained because they are on private property, sometimes with improvements above, the easements on the dedicated "Alley" will be maintained. The environmental document will likely be a Mitigated Negative Declaration, which is not yet started.

**SUBCOMMITTEE MOTION 2/9/16:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area.

(Will / Ragsdale 7-0-2)

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

Oppose: None

Abstain: Benton (Chair), Costello (not present at previous presentation)

#### **Motion Passes**

#### **5. FINAL REVIEW 2/9/16 (previously reviewed 1/12/16)**

Project Name:	<b>BUCKINGHAM DEMOLITION</b>	Permits:	CDP, SDP
	1525 Buckingham Way	DPM:	Francisco Mendoza, (619) 446-5433
Project #:	454176		<a href="mailto:fmendoza@sandiego.gov">fmendoza@sandiego.gov</a>
Zone:	RS-1-1	Applicant:	Dustin Hauck

(Process 2) Coastal Development Permit to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed(s). The 0.92-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 1525 Buckingham in the RS-1-1 zone(s) of the La Jolla Community Plan area

#### **APPLICANT PRESENTATION 1/12/16:** (Dustin Hauck)

*The proposed project was presented, which is the demolition of the existing 3235-sf house, and two outbuildings. The application for a CDP is needed for demolition. The proposed demolition is of all above-ground structures, with the swimming pool remaining. There are some mature plantings that are far enough away from the structures that they can be protected. The swimming pool presently has water in it and it will be demolished and filled in. The site will be left as cleared with stormwater protections.*

*The City Historic review has determined that there is no historic significance to the structure, and the La Jolla Historical Society has determined that there is no historic significance to the structure.*

#### **DISCUSSION 1/12/16**

*A discussion ensued about the character of the neighborhood. Diane Kane expressed concern that the removal of the house would reduce the quality of the neighborhood, and requested that the Applicant consider "mothballing" the house and defer demolition.*

*There was a discussion about the methods to secure the property.*

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

- a. Please provide a drawing showing the mature landscaping – identifying with a key legend, as well as the structures to be removed.
- b. If it is possible or desired by the Applicant to “mothball” the property, provide a summary of the structures that may be secured rather than demolished, and the ways to secure or fence the pool. This may be considered as an alternative to the demolition of the house and outbuildings.
- c. If the property is to be entirely demolished, provide information on the condition that the property will be left in.

On January 12, this project is continued to a later meeting.

**APPLICANT PRESENTATION 2/9/16: (Dustin Hauck)**

The information requested was provided, with supporting materials as requested.

- a. A site plan indicating the trees to be retained was presented and reviewed, with photographs of each one. Three of the larger trees are to be removed: they are in poor condition. The other trees are being retained as they are still attractive and may be incorporated in a later design.
- b. As to the question of mothballing – the applicant discussed this with the owner, and that is not a feasible option. All structures, including the pool will be removed, including the foundations.
- c. A split rail fence will be placed along the street frontage which matches other split-rail fencing in the neighborhood. There will be some chain-link fencing.

The possible development of this property may eventually be made in conjunction with an abutting property. The existing irrigation equipment is not working.

**DISCUSSION 1/12/16**

The viability of Tree 28 was discussed in some detail. Although this appears to be a healthy tree, it will likely in a portion of the site that will be altered extensively or will be the location of a new structure. There was discussion of the perimeter fencing, particularly the one along Buckingham, which should match that of the property owners next door.

The site will be secured by this project, with a split-rail wood fence matching those on other properties.

**SUBCOMMITTEE MOTION 2/9/16:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed, at 1525 Buckingham Way. (Collins / Welch 5-2-1)

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

Oppose: Kane, Leira

Abstain: Benton (Chair), Costello (not present at previous presentation)

**Motion Passes**

**6. PRELIMINARY REVIEW 2/9/16 (Reviewed in a Courtesy Presentation 12/15/15)**

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

Project Name:	<b>La Jolla Scenic Residence</b>	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.

**COURTESY 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.

**PRESENTATION 2/9/16 (Joshua Wood)**

The project was reviewed in general, and the design elements and the overall configuration were reviewed. The requested additional materials and information were presented and reviewed.

- a. A materials sample board was presented
- b. The grading and drainage plan was presented, which indicates that the site will have collection and retention areas, and a portion of the stormwater will be pumped to the street.
- c. Lighting will be wall sconces and some areas near the entrance will be washed with ground lighting
- d. The site plan and grading plan were reviewed, which indicates a steep slope area to the southeast. The portion of the site to be developed is roughly 30 feet below the end of the driveway as it connects to La Jolla Scenic Drive South. The most level portion of the site to be developed is to be used for the residence.
- e. The locations of a total of 6 heat pumps were reviewed.

The design of the driveway was reviewed, as were the access and maneuverability issues for the fire department equipment. The brush management plan was presented and reviewed.

There is a covenant of easement for habitat protection is provided to protect the steeper slope areas.

**DISCUSSION 2/9/16**

The height and dimensions of the proposed house were reviewed. Two site sections were presented, which extended to the property line. There is an agreement with the neighbor immediately to the north that in a portion of the site building height will be kept lower, as reflected in the one-story portion of the design. The driveway pavement will be impervious concrete pavement due to the need to support firetrucks for access.

Please bring to the next presentation:

- a. An aerial photograph showing the site, the canyon, the driveway all the way back to La Jolla Scenic South, the existing pattern of development in the area and between the house and La Jolla Scenic South, including at both sides of the driveway and both sides of the canyon.
- b. Provide a site section through the driveway, which appears to be an extension of Section A1 presented.
- c. Please provide the staff comments on the drainage plan and brush management as they may become available.

This matter is continued on February 9 to a later meeting.

**FINAL REVIEW 2/16/16** *(Reviewed in a Preliminary Review 2/9/16 and Courtesy Presentation 12/15/15)*

**APPLICANT PRESENTATION 2/16/16 – Joshua Wood**

The materials and information requested were presented. A section through the site and the driveway to La Jolla Scenic Drive South was shown. An aerial photograph including the canyon at the site, with the houses at both sides of the canyon and in the area of the site, was presented.

The landscaping of the site was discussed: the driveway will be lined with New Zealand flax along the length of the driveway. At the meeting of the driveway at the building pad area, both sides will be marked by the planting of three Coast Live Oak trees at both sides.

The height limit was created in a private agreement with the property owners to the north. The view across the property has resulted in the reduced height of the east wing of the house. The height of the 2-story garage structure at the west end is 24 feet above existing grade.

The landscaping at the driveway and the interior of the building area were discussed.

**SUBCOMMITTEE MOTION 2/16/16:** 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 environmentally-sensitive lands for the construction of a new residence with a garage located at 6083 La Jolla Scenic Drive South. (Costello / Ragsdale 6-0-2)

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

Oppose: None

Abstain: Benton (Chair), Kane

#### **Motion Passes**

### **7. PRELIMINARY REVIEW 2/9/16**

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

Project Name: **247 Kolmar Tentative Map Waiver**

Project #: 449128

Zone: RM-1-1

Permits: TM & CDP

DPM: Glenn Gargas (619) 446-5142

[ggargas@sandiego.gov](mailto:ggargas@sandiego.gov)

Applicant: Brian Rowe

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing 3,698 sf residential duplex into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street. The project site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone.

#### **PRESENTATION 2/9/16 (Brian Rowe)**

The project was reviewed in terms of the information to be provided in the Tentative Map. The application is for the conversion of an existing duplex to condominium ownership. There will be no physical changes to the existing building or other improvements, to parking, or other existing uses on the site. The two units are largely flats, with one unit occupying the second floor and which is accessed from the alley.

The unit sizes are to be unchanged. The larger unit is a townhouse in two levels totaling 1256 sf, with a 231 sf garage. The smaller unit is 542 sf located on the second floor and accessed by an outdoor stair. The total area is 3698 sf (0.739 FAR Actual)

A total of 4 parking spaces exist on the site and will be maintained.

The City staff has requested a utility waiver, and the applicant has agreed to that. The City has requested a midblock street light at this site, but the applicant has declined that request. Make sure the undergrounding is done, making sure the other utilities are fairly recent and were constructed per the Building Code.

#### **DISCUSSION 2/9/16**

A discussion ensued about the existing uses on the site, and how these will be unchanged, and the affect on the Tentative Map. A discussion ensued about the limitations to the review by this committee, including whether



there is a need to delineate the common semiprivate and private areas, as well as the method for maintenance of the common area. It is expected that these issues will be identified in further review by the city.

**SUBCOMMITTEE MOTION 2/9/16:** The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Ragsdale / Will 7-0-2)

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

Oppose: None

Abstain: Benton (Chair), Leira

**Motion Passes**

**SUBCOMMITTEE MOTION 2/9/16:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for the conversion of an existing duplex comprising 3,698 sf into condominium ownership on a 0.115 acre property at 247-249 Kolmar Street.

(Will / Collins 7-0-2)

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

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**8. PRELIMINARY REVIEW 2/9/16**

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

Project Name: **5656 La Jolla Boulevard Mixed-Use**

Project #:

458781

Zone:

PDO Zone 4

Permits:

CDP & SDP

DPM:

Firouzeh Tirandazeh

Applicant:

[ftirandazi@sandiego.gov](mailto:ftirandazi@sandiego.gov)

Claude-Anthony Marengo

(Process 2) Coastal Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone.

**PRESENTATION 2/9/16 (Claude-Anthony Marengo)**

The project was presented and the overall design elements presented. The proposed design consists of commercial spaces fronting the street and four residential units on the upper floor level. The total occupied development is close to the maximum FAR.

Access to the site for parking is to the west side, from the alley. The difference in elevation from La Jolla Boulevard to the alley has sufficient slope (up to 3 feet) so that the parking will be under the building. The frontage facing west is dominated by rollup garage doors, which will have glass inserts.

Landscaping is provide at the roof decks and the balconies, and at the street frontage. Three Golden Medallion street trees are provided. The plantings are indicated as to the size and the types of vegetation to be provided.



## **DISCUSSION 2/9/16**

A discussion ensued about the development in the area, and the balance of the residential and commercial uses in the mixed-use development, with the parking requirements.

The use of the roof deck for outdoor space for the units was discussed, with questions regarding the screening and the planting to be placed there.

The interior corridor from the parking area to the street required for disabled access should be substantially enhanced as a playful art work so that everyone can enjoy it. The width and design of the enclosed corridor was also discussed.

Please provide at the next presentation:

- a. A photo montage of the frontage facing La Jolla Boulevard, and extending at least 4 lots to the north and south.
- b. An aerial photograph of the site and the adjacent properties, including the properties to the west of the alley.
- c. The planting materials.
- d. A materials sample board.
- e. Colored renderings of the east and west elevations.
- f. Provide further analysis of design carácter of the interior corridor that extends from front to rear.

This matter is continued February 9 to a later meeting.

## **FINAL REVIEW 2/16/16** *(Reviewed in a Preliminary Review 2/9/16)*

### **APPLICANT PRESENTATION 2/16/16** (Claude-Anthony Marengo)

The project was presented and the additional exhibits and additional information requested were presented. The elevation fronting the alley was reviewed and discussed in detail.

Fronting the west side of the property is an alley, and the existing width of the alley is 15 feet: this project will grant 2.5' of additional width to the alley upon completion of construction. Control of the access to the individual parking spaces will be provided by rollup doors at each entrance to the parking garage. Most of the parking spaces are tandem.

The building materials were reviewed – the exterior finishes are the siding accented with stone, metal gates painted silver or smoke gray, and translucent glass panels. The top deck rails on the roof are enclosed by glass guard rails and planting beds. The finish at the north and south property lines will be stucco to provide fire separation.

A strip photograph fronting La Jolla Boulevard showed the relationship of the building to the adjacent buildings. The landscaping elements and the relative proportion to the adjacent buildings were discussed. The landscaping was reviewed. The visibility of the planting from the public rights of way, including both the alley and the Boulevard, were discussed.

## **DISCUSSION 2/16/16**

A discussion ensued about the proportion of the proposed design in relation to the neighborhood, and the appearance of the building both from the alley and from the Boulevard. The interior corridor was seen as an

opportunity to demonstrate the connection between the street and the alley, which will be used primarily by residents and by some retail customers and workers.

The floor area in this application is 400 sf less than the maximum allowed (FAR = 1.24) for mixed-use development.

The landscape at the roof and deck areas are a plus for this design. The bougainvillea at the trellis and the shrubbery at the planters provide accent to the building.

**SUBCOMMITTEE MOTION 2/16/16:** 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 demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Boulevard.

(Ragsdale / Kane)

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

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

## 9. PRELIMINARY REVIEW 2/16/16 (*Courtesy presentation 1/19/16*)

Project Name:	<b>Zephyr Residence</b>	Permits:	CDP & SDP
	921 Muirlands Drive	DPM:	Mike Westlake (619) 446-5220
Project #:	459676		<a href="mailto:mwestlake@sanidiego.gov">mwestlake@sanidiego.gov</a>
Zone:	RS-1-2	Applicant:	Mike Lake

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

**APPLICANT PRESENTATION 1/19/16:** (Mike Lake, Mandy Miller, and Doug McNeff)

The project was introduced. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. A brief discussion ensued about the character of the neighborhood and the proposed design. The maximum height at the ridge is 28' - 4"; other elements will project close to or appear to exceed the 30-foot height limit.

The existing improvements on the site were discussed, and the relation to the proposed development. The change in grade at the site will not exceed 3 feet.

A stormwater detention basin will be provided at the southwesterly portion of the site. The larger existing shrubbery, principally bougainvillea, fronting Muirlands Drive will be retained. Some of the larger trees on the site, which are pines, will be retained. The landscape concept was reviewed.

## DISCUSSION 1/19/16

The proposed design was reviewed, and information about the site and the landscaping were discussed.

*Please provide for the next presentation:*

- a. A more detailed design of the proposed stormwater detention basin, with a landscape treatment.*
- b. Provide cross sections through the road across the property, extending from the street to the property line.*
- c. Provide a cross section through the entire property, through the stormwater detention basin, parallel to the southerly property line.*
- d. Provide a photographic simulation of the proposed house in the view from Muirlands Drive.*
- e. Provide a materials sample board.*

**APPLICANT PRESENTATION 2/16/16:** (Mike Lake and Mandy Miller)

The project was reviewed, with the additional exhibits and information requested. A materials sample board was presented, with a sample of the coping tile for the swimming pool.

The stormwater retention basin was reviewed, in relation to the proposed landscaping.

**DISCUSSION 2/16/16**

A discussion ensued about the placement of the house on the existing site, and the relationship to the views from the street. The proposed design with the gambrel roof, and the massing shown in the roof plan were discussed.

The relation of the proposed design to the street, including the proportion of the residence, and the landscaping at all sides, were discussed.

Please provide at the next presentation:

- a. An exhibit showing the relationship to the neighbors to the east and northeast. Extend the site sections to include the house to the north and the east, extending to the street where it fronts.
- b. Please provide photos of the existing view before the proposed house is placed there.
- c. Please provide photos of the houses on both sides of the street, extending at least 3 homes in both directions.

This matter is continued February 16 to a later meeting.