

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday July 18, 2017 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

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

2. APPROVAL OF MEETING MINUTES

Meeting July 11, 2017

3. FINAL REVIEW 7/18/2017

Project Name:	La Jolla Blvd CDP/MW 7209 & 7211 La Jolla Boulevard	Permits:	CDP & TM Waiver
Project No.:	531899	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Beth Reiter

(PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

Applicant Presentation 4/11/2017: (Beth Reiter)

Presentation for map waiver only, 2 units, No changes to structures except GFI outlets, smoke alarms and CO alarms. Parking Table 142-05c requires 1.5 spaces/ea for 3 bedroom units. 3 spaces req'd, 3 spaces proposed although room for more with tandem parking (allowed). The only common shared space is in the rear parking area.

Discussion 4/11/2017:

No Condominium documents are available. **Scenario:** What mechanism is in place to prevent Condo owner 1 from requesting a building permit to expand and use all available FAR on the lot without Condo owner 2 being aware? No answer, but applicant will ask owners/attorneys to consider. Exempt from CAP requirements but committee members requested looking at possible permeable paving. Parking plan looks disjointed, Street trees are required but require 5'x5' planting area. Current 10' ROW from curb is 2.5' planting, 5' sidewalk, and 2.5' planting. Committee requested investigate moving sidewalk to one side or other. Committee suggested area on street side of front

fence should be maintained as common area (unified care and design). Noticing to tenants is being done.

Items requested for second presentation 4/11/2017:

- Complete Parking Plan
- Show front Landscape area as shared space
- Show 5' wide greenway and 5' wide sidewalk and locate street trees
- Bring zoning map
- Provide a colored overlay of the property, show area of interior, exterior private, exterior public and include square footage and % for each.
- Bring support documents for Climate Action Plan exemption
- Show utility meters/laterals on plan and trash storage location
- Provide photo montage of street (minimum two houses in each direction)
- Address how Owner "1" can't just go to city and apply for permit and use all of the available FAR and leave owner "2" without recourse.
- What is current and allowable FAR on site

PROJECT WAS NOT REVIEWED 4/18/2017

Applicant elected to continue this item until the May 16 DPR Meeting

APPLICANT PRESENTATION: 6/20/2017 (Beth Reiter, Adam Reiter)

- Parking (3 reqd) – 2 car garage + 1 car garage
- Private hardscape/patio, share landscape shown, shared hardscape shown
- Street Trees (2 reqd) – Canary Palms at corners
- CAP provided, utilities to remain, alley to be repaved, new curb ramps, new curb and gutter, replace landscape between structure and alley ROW
- .75 allow FAR, .45 FAR existing
- How control FAR “consumption” neighbor A vs neighbor B. Requires amend CDP requiring both signatures.

DISCUSSION: 6/20/2017

- Explain Garages – owner hired Arch to permit enclosing carports
- Setbacks – 10’ rear (with stair in setback) ... how?
- Where is missing second stair – not on tentative map
- 1138sf + 1460sf + 360 + other garage
- Sidewalk will stay where it is. City wanted street trees on property side of sidewalk. Applicant original proposed to “jog” sidewalk, city rejected
- Lost opportunity for 4th parking space where Eastmost stairs are.
- Address how share parkable space
- Shared water meter, addressed in CCRs
- Utilities independent
- Map should show completion of current building permit
- Leira wants green belt trees, sidewalk reroute

DELIVER FOR FINAL REVIEW:

- i. Finished project on stairs/architecture resolved on map

- ii. Explore sidewalk reroute w greenbelt
- iii. Bring architect/explain rear setback
- iv. Present total SF, FAR
- v. Explore, move stairs, 4th parking space in that place

Request to return 7/11/2017

4. FINAL REVIEW 7/18/17

Project Name:	Rosemont Duplex MW 654 – 656 Rosemont Street	Permits:	CDP & Map Waiver
Project No.:	508381	DPM:	Edith Gutierrez
Zone:	RM-1-1	Applicant:	Rob Bateman

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION: 6/13/2017 (Robert Bateman)

Correction: This is a Tentative Map not a Map Waiver. In 2016 a remodel was permitted and completed. Site plan delineated garage parking (2+1) and boundary of exclusive outdoor use areas. Requested subcommittee recommendation that sidewalk extension should not be required.

PUBLIC COMMENT: 6/13/2017

None

SUBCOMMITTEE DISCUSSION: 6/13/2017

Subcommittee agreed sidewalk was not consistent with the character of this neighborhood.

Applicant requested to return July 11, 2017

Please provide for the next presentation **FOR FINAL REVIEW:**

1. Complete Condominium Conversion Checklist
2. Provide copy of undergrounding requirement waiver and explanation
3. Aerial Map of area

APPLICANT PRESENTATION: 6/13/2017 (Robert Bateman)

Correction: This is a Tentative Map not a Map Waiver. In 2016 a remodel was permitted and completed. Site plan delineated garage parking (2+1) and boundary of exclusive outdoor use areas. Requested subcommittee recommendation that sidewalk extension should not be required.

PUBLIC COMMENT: 6/13/2017

None

SUBCOMMITTEE DISCUSSION: 6/13/2017

Subcommittee agreed sidewalk was not consistent with the character of this neighborhood.

Applicant requested to return July 11, 2017

Please provide for the next presentation **FOR FINAL REVIEW:**

1. Complete Condominium Conversion Checklist
2. Provide copy of undergrounding requirement waiver and explanation
3. Aerial Map of area

5. FINAL REVIEW 7/18/17

Project Name:	Megdal Residence 6003 Vista de la Mesa	Permits:	CDP
Project No.:	540699	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Tim Golba

(Process 2) Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-square-foot subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1.

Applicant Presentation: Tim Golba, Brian Britton

- Corner of Vista del La Mesa, La Canada, Camino de la Costa
- Reviewed site context
 - 5-5.5' pad above sidewalk
- Push house North, increase street setbacks, pool to street side
- Alley driveway and garage, abandon curb cut
- Underground parking via lift + exercise room
- Large setbacks on 3 exposed sides
- 2 stories plus roof deck (guard rail only)
 - PV panels on the roof behind low parapet
- Coastal contemporary, articulated, stucco, limestone stone, glass
- Stepped second floor back from streets
- 4,600sf living, 500sf garage (at grade), 2,000 sf underground garage and exercise room
- 27'-7" height to guardrail
- All cycle issues cleared

Committee Questions

- Leira – look at neighboring homes plan/elevation
- Kane – Side yard elevation, Vista de la Mesa elevation (27' wide) then step back
- Welsh – Second Floor setback
- Costello – Glassed in front for view vs privacy
- Kane – Street to pool elevation? – 6' (about 1' above ex. pad)
- Leira – Fence is about ½ way up existing grade
 - Please overlay on existing image
- Welsh – Sidewalk – 12' sidewalk to PL + 9' to building
- Gaenzle – Street to pool elevation – 6'

- Will – Where does second floor step in? corresponds to neighbors back yard, tight second floor at roof (minimize impacts)
- Collins – What is roof? - Cool roof, solar (behind parapet)
- Leira – Landscaping (plan not included) – high % of landscaping
 - Driveway permeable
- Kane – Historic parcel for review. 1935 original, Client did prelim before purchase - cleared. Major remodel 7-8 years ago.
- Welsh – street trees, new palm trees
- Collins – Parapet height – 12” at solar, 42” @ deck
- Kane – parking qty? – 5 basement, 2 garage, 2 driveway
- Kane – Export? – 3’ below sidewalk, shallow pool w seat wall
- Kane – staging – not in street – Plenty of lay down area onsite.
- Leira – basement daylight? – currently none

Public Comment – none

Applicant requested to return July 18, 2017

Please provide for the next presentation **FOR FINAL REVIEW:**

1. Elevation/analysis/photo bringing forward first floor relative to next door.
2. Section from curb through fences to pool, house (diagonal off corner)
3. Overlay proposed fencing on street photo (the one with black Volvo)

6. FINAL REVIEW

7/18/17

Project Name:	Hardiman Residence 5626 Dolphin Place	Permits:	CDP
Project No.:	550448	DPM:	Pancho Mendoza
Zone:	RS-1-7	Applicant:	Joshua Wood

(Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

Applicant Presentation – Joshua Wood

- Passed out site photos and material board
- 2400sf, 1235sf basement, 475sf garage on alley
- Dolphin place side is all pedestrian, back of sidewalk is PL
 - Pull retaining wall off sidewalk (add planting)
- Entry level is bedrooms, living above, Master in back of entry level
- Large front lawn, 23’-8” front setback where 15’ required
- 10-10 + 5-2 side setbacks, touch 5’ setback at alley garage
- Upper level (inverted floor plan) opens front and back
 - Second floor stepped back on all but East side
- Basement, Family, Garage, Exercise (high windows)

- Brick, wood, glass, stucco
- Presented perspectives
- Large two story glass element with lightwell, to bring light down to basement
- Frosted/obscured glass at stairs for neighbor privacy, and ground level bathrooms
- 8' of grade change across lot (NE to SW) – steep slope beside garage to be planted out.

Committee Questions

- Welsh – Relation to neighboring houses? – presented phot montage – all 2 story
 - Common retaining along sidewalk, proposed to setback and landscape to buffer
 - Grade of home behind? 5-6' higher at grade level
- Welsh – neighbors? Applicant has reached out. Neighbors are here
- Gaenzle – FAR? Allowable=2628, 2400 above grade, 226 of garage counted (2626) – basement and garage combined 1710 sf
- Kane – transition to home on East is abrupt

Public Comment

- Randy Kelly – Took work to figure out where to go. (this meeting needs better notification) 1929 Spanish classic 800 sf being demolished, 5x larger structure, concerned about density/character, diminish views, floor area workarounds, 30' height grading, opposed to project without cutbacks to satisfy neighbors.
 - Chair suggestion to public to compare FAR/height to neighborhood
 - Kelly – what is intent of FAR? ... control visible bulk and scale
 - Kane – FAR items not included is loophole.
 - Kelly – request accommodation to affected homes
- David Shepards – Remodeled, but chose not to go up second floor. Other neighbors exhibited similar restraint
- Joanna Marsh – Concerned about mansionization, why “downtown urban element” (per applicant presentation). Other neighbors view is completely gone. Vacation home?
- Theresa Leshner – Picture is “killing her” Received notice of project, architect reached out last week, shocked/sad. Purchased last year (forever home). They hired a LJ architect who prepared them to lose first floor views but not second floor. Grading allows applicant to start higher than current home. Current plan will eliminate most of Westerly views and all of views from some areas. Storage on second floor deck blocks partial view, requested movement towards Dolphin or lower. Architect said it is possible with redesign. Sent letter to Hardimans. No response. Request to lower 2'. Presented graphic representations of proposed impacts on view. Deck looks into master bedroom. Glass rails would help. Did not expect to lose second floor.
 - Costello – CCC and SDMC and LJCP do NOT protect private views.

Committee Discussion

- Costello – Neighbors should be good neighbors
- Leira – Neighbors home looks further setback.
 - Floor to Ceiling heights?, 9 basement/11 main/10 upper
 - Work with neighbors to lower floor to ceiling heights, think there is opportunity to lower
 - Applicant presented image of how much more the neighbor still maintains view
 - Main level is up 2' from current

- Gaenzle – upper level storage would be great to get rid of. East elevation is too long/plain, not articulation, 60' long
- Leira – remove storage on second floor deck or reduce and rotate 90° to reduce disruption to neighbors
- Kane – poor transition to neighboring home with long East wall. Style is too urban.
- Gaenzle – main level, where is west neighbor obstruction? Neighbor (west) roof matches proposed upper level ceiling. Can home slide North? Please investigate.
- Leira – Strong elements need to allow some flexibility. Please consider lower ceiling heights.
- Kane – total height – 30', 24.5" height
- Will – angled building setbacks? – 6" below

Applicant requested to return July 18, 2017

Please provide for the next presentation **FOR FINAL REVIEW:**

1. Consider design changes, discuss with client/neighbors
 - a. Consider breaking up East wall
 - b. Consider eliminating or turn second floor deck storage 90°
 - c. Consider lower floor to ceiling heights
 - d. Try shifting house North
 - e. Consider glass walls at rear deck
2. Cross section at neighbors, window alignment, add to section B
3. Aerial View

2. PRELIMINARY REVIEW 7/18/17

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

Project Name:	Abbott Residence CDP / SDP	Permits:	CDP & SDP
	6340 Camino de la Costa		
Project No.:	538814	DPM:	Glenn Gargas
Zone:	RS-1-5	Applicant:	Lauren Williams

(Process 3) Coastal Development Permit and Site Development Permit for a second story addition to an existing residential single dwelling unit with detached garages for 4325 square feet of construction and a total of 9580 square feet. The 1.37-acre site is located at 6340 Camino De La Costa in the Coastal (Appealable) overlay zone within the RS-1-5 base zone in the La Jolla community plan area.

7. ACTION ITEM 7/18/17

Sharon Wampler and Diane Kane. Estimated time: 15 minutes

Discussion of the incentive-based coastal development proposal, with a resolution regarding a recommendation to the CPA for a general support of the concept.



MEETING PROTOCOLS

1. The Meeting will proceed in three parts:
 - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
 - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
3. The Committee may, by a unanimous vote, proceed to consider a vote of recommendation on a project presented for Preliminary Review.
4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.