

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday December 19, 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 November 14, 2017

3. FINAL REVIEW 12/19/17

Project Name:	Garbow – Hardiman Residence	Permits:	CDP
	7682 Hillside Drive		
Project No.:	547408	DPM:	Morris Dye
Zone:	RS-1-5	Applicant:	Michael Rollins

LA JOLLA - FLAT FEE (Process 2) Coastal Development Permit for a new single family residence - currently vacant lot. The 0.23 acre site is within the non-appealable coastal zone (N-App-1) located at 7682 Hillside Drive, in the RS-1-5 zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION (11/14/2017) Michael Rollins

- Street address will be 1830 E Puente Dr. Existing vacant lot, pad already constructed on previous expired CDP.
- .39 FAR where .55 allowed (30% site coverage, 70% landscape). Only ROW work is a rolled curb for drainage. 8' and 14' side setbacks; front setback is 6'; rear setback is greater than 40'.
- Single story from street (12-14' tall) w/ flat roof. Concrete block and glass siding. Max building height 28'-10" at lowest corner.
- Drainage tapped into existing drainage pipes. All previously disturbed. No ESL issues. No outdoor areas. Other than the 6' driveway and pavers to front door, there is no site work besides landscape
- Staging plan to use driveway and garage pad and build from north to south back to Puente.
- 29'-6" back-up length from face of garage.
- 2 parking spaces plus guest parking in front adjacent to garage door.

PUBLIC COMMENT (11/14/2017)

- Linda Strauss - clarified where the end of the street is. Street address should probably be higher than 1866.
- Tripp Bennett – Questions about West elevation and room relationships to Linda Strauss' property

COMMITTEE DELIBERATION (11/14/2017)

- Historic bridge and weight will limit access to site. Coordinate with contractor and city.

- A “refreshing” example of what to build on hillsides: a compact house, no pools or tennis courts that require large flat areas.

DELIVERABLES FOR NEXT PRESENTATION

- Colored elevation
- Photo survey (include proposed house outline)
- Information about fencing from downhill side (along with photos)
- Cross section or street elevation with proposed and neighboring house heights
- Colors/materials board (include glass tinting)
- Landscape plan
- Consider more or larger windows for light & ventilation in ground floor bedrooms

4. FINAL REVIEW 12/19/17

Project Name:	Liaghat Hillside Vacation & Residence 7520 Hillside Drive	Permits:	CDP & SDP & Easement Relocation
Project No.:	503701	DPM:	Glenn Gargas
Zone:	RS-1-5, RS-1-5	Applicant:	Hamid Liaghat

Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

APPLICANT PRESENTATION (10/10/2017) Hamid Liaghat

- 1.5 yr CDP/SDP for sewer movement
 - Proposing 7,500 sf home, others in neighborhood are much larger
- Chair interrupted presentation:** Project description is for the Easement Vacation and Dedication only, there has been no notice to community that this meeting would discuss a house. Please limit presentation to the Easement
- Identified location of project
 - This project will abandon the diagonal easement across his property and replace with new easement across his rear and side yards (clearing space for future home)
 - Replace 80 year old 8” sewer line with new 8” sewer line within 12” sleeve which allows for future upside or replacement.

PUBLIC COMMENT (10/10/2017)

- None

COMMITTEE DELIBERATION (10/10/2017)

- How will the new lines connect (new manhole at each end of property)

DELIVER FOR NEXT PRESENTATION

- Aerial phot with area of work highlighted
- Please contact your project manager and get update on project description
 - Either the city sends us a new project description which includes a house at which time you can repeat your preliminary review

- Or, return with the sewer easement issue only for Final Review.

APPLICANT PRESENTATION (11/14/2017) Hamid Liaghat, Bejan Arfaa (architect)

- Site orientation. 80% of site disturbed by original sewer installation. Steep descending driveway.
- .352 where .4 FAR allowed. Meet or exceed all required setbacks.
- Roof of house sits almost equal to elevation at Hillside drive. 2 uncovered parking spaces above garage at street level. 29' tall from lowest level.
- Driveway down will combine fill and some "bridge" structure. All below hillside level.
- 3 garage spaces plus 2 off street parking spaces. (potential additional parking under the ramp)
- Hand picking the invasive species out of hillside
- Redefining MHPA boundary, expanding development approx. 9,000sf into MHPA
- Dirt balancing the grading. Two terraced pads approx. 14' below street and 26' below street.
- Portions are within Hillside review. Show the HR line.

PUBLIC COMMENT (11/14/2017)

- Maureen Dulbecco – Is entire sewer easement on subject property?
 - Entire easement on applicant's property, sewer line is much narrower than easement width
 - Only work will happen on subject property
- John Gilcrest – Many homes under construction, street is horrible, concrete trucks on other projects blocking traffic. Concerned about ambulance access. How does no parking and no blocking of traffic get enforced? Too many projects at once.
- Bob Adgern – How will cars back out of parking?
- Judy Benton--Property was split off from her lot. Should not be built on. Hopes that applicant takes her offer to buy back the property to donate as open space.

COMMITTEE DELIBERATION (11/14/2017)

- Leira – concerned about swimming pool on hillside
- Gaenzle – right side setback is too tight. Review option to push it over.

DELIVERABLES FOR NEXT PRESENTATION

- Grading plan
- Colored Steep Hillside Boundaries
- Exhibit colors for veg to remain and veg to restore
- Paving: distinguish impermeable vs permeable surfaces on plan
- Construction plan that responds to some of neighbors' concerns about the crowded street.
- Photo from vacant pad or end of Puente
- Answer to steep hillside cycle issue.
- Consider more generous north-east side setback
- Landscaping Plan

5. FINAL REVIEW 12/19/17

Project Name:	5785 La Jolla Blvd Mixed Use	Permits:	CDP, PDP
Project No.:	552695	DPM:	Morris Dye
Zone:	PDO Zone 4	Applicant:	Manuel Oncina

(Process 4) Planned Development Permit and Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story 14,150,943sq ft mixed use live/work

building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION: 9/12/2017 (Patrick Banning)

- Site map (PD zone 4)
- Project Description is incorrect. Total project is 9,439 sf including covered parking
- 4 retail units, 4 residential units, covered parking
- Planter removed to create ADA access to retail
- 1.3 FAR allowed, 1.25 proposed
- Presented color board, stucco, shiplap, wiremesh for vine growth
- Clear glazing at retail, grey tinted at residential above.

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

- Zero side yard requirements all PL, 16' street setback (curb to building) – proposed closer to 30' along LJ Blvd
- Stormwater – standard priority, exempt from permanent BMPs and hydromodification
- Trench drain in front of building face (alley side), area drains in garage with sand/oil filter
- Height = 19' above grade on alley side.
- Likely remove stairs from retail rear into each private residential stair well.
- No openings along South side. Wall seems large, monotonous, could use decorative modulation. (even just color)
- Have not been to Bird Rock CC
- Loading zones? Requested deviations from PDO, limited frontage on alley, 600sf invites trash, loitering, transients.
- Revise parking to angle spaces 4a/b 15 degree.
- Prominent corner ... is it soft enough?
- Project will include new curb and gutter along CDLC, and improvements along alley
- Landscaped 10'x14' open air stairwells
- Alley is 15', exceeds parking requirement by 1 space

PUBLIC COMMENT: : 9/12/2017

- Sally – How wide is sidewalk? Parking off alley is gated? Yes. Think it is out of compliance and is offensive. Should be Mediterranean.
- Celia/Ben Cravat – own both homes across from alleys. Opinion of neighbors that without commercial loading zone, alley will be blocked. Plenty of empty retail in Bird Rock, empty retail but not enough parking. Not enough parking for visitors and workers. Emergency vehicles might need to use alley too.
- Philamen Offen (sp) ... echo everything Sally, Celia, Ben said ... not a fan of architecture. Parking (practically need 4-8 spaces for retail only)

FOR NEXT MEETING

- Perspective from traffic circle
- Streetscape to include neighboring houses for height comparison

4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.