

4. FINAL REVIEW 5/21/2019

Project Name: Ngala Residence LLA – 1550 Via Corona
Permits: CDP
Project No.: 632030 (extends 542954) DPM: Morris Dye
Zone: RS-1-4 Applicant: Jin Kim
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/632030>

LA JOLLA - Extension of Time to project no. 524954 / CDP approval no. 1611273 / PDP approval no. 1611271

5/14/2019 - APPLICANT PRESENTATION: Gin Kim

- Extension of time, permit expired.

5/14/2019 – COMMITTEE DELIBERATION:

- Why extension? How long?
 - Needed more time to get neighbor's vendors to "sign on the dotted line".
 - 3 years (hope to only use one more month to finalize)
- What is project?
 - Take property from surrounding properties.

5/14/2019 – REQUESTS FOR NEXT MEETING:

- Request to see before and after lot line locations
- Even for an extension we should see what the project is.
- More specific details on why extension
 - Lenders (from have been slow to deliver authorization
- Why the lot line in the first place?

5. FINAL REVIEW 5/21/2019

Project Name: Kornberg CDP – 2605 Ellentown Rd
Permits: CDP
Project No.: 624979 DPM: Pancho Mendoza
Zone: RS-1-4 Applicant: Abel Zatarain
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/624979>

LA JOLLA, (Process 3) CDP for the demolition of existing single dwelling and construction of 3,449-sf, one-story single-dwelling unit with 462-sf attached garage, and a 701-sf companion unit located at 2605 Ellentown Rd. The 0.3-acre site is in the RS-1-4 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area and CD1.

5/14/2019 - APPLICANT PRESENTATION: Christian Rice

- Single level: >13,000sf lot, not maximizing FAR. 9-4 side setback plus 12' easement on other side.
- 6 off-street parking space provided.
- 51% allowed 40% proposed, well below 30' with single level, Max height at 22' at central zone.
- Roof deck over garage ... no portion of railing visible by neighbors
- Building Section?
- Permeable temporary guest parking on section of parcel in front of neighbor
- Historic on existing house? Cleared. (please provide for next time)

- Why process 3?
- Includes a companion

5/14/2019 – PUBLIC COMMENT:

- Elizabeth Shepherd: neighbor, history of neighborhood, 42 unique lots, DC&Rs, Single Story Homes, no sidewalks, open welcoming feeling, modest scale, 8 of original homes are Russell Forester, Scale of proposed is of concern, request story poles and rendering
- Virginia Gordon: represent neighborhood architectural committee, style is appropriate, but height exceeds 15' height guideline from highest point in footprint in DC&Rs, please reduce kitchen roof area. Request renderings in context, or story poles, if reduced 18", arch committee will support
- Benny Chien: 2615, Since 1975, out of character, too tall, neighborhood is low slung, applicant has refused to reduce the height at all, Mudge across street concerned of new deck on roof looking into elevated decks, There are none on the street, concerned about privacy, Deck will be 19' tall from street, Applicant has been unresponsive to height concerns,
- David Amitai: Letter from Carolyn Revelle, as urban planner, Distressed by project, disregard for guidelines, unable to assess the impact, refuses story-poles, few changes can easily accommodate all.
- Edie Munk, 62 years in neighborhood, distressing to see vision changed
- Daniel Zelac: Review process within neighborhood. Not following. Design (style) is agreeable, Architect has presented previous compliant plans, This submission has not received internal architectural committee . Last minute "switch" to city submittal set was not the same. Areas of issue are height and privacy concerns, many other projects have developed new homes within the existing restrictions
- Letters received in opposition to this project:
 - Carolyn Revelle
 - Virginia Gordon
 - Peter Shearer and Susan Green
 - Benny Chien and Stephanie Rea

5/14/2019 – COMMITTEE DELIBERATION:

- Leira: What did committee say about roof deck? (Initially was intrusive, moved back over garage, compromise was welcomed but conditionally approved)
- Leira: Guidelines were extremely well done, ecological, deal with scale and character
- Costello: hope to arrive at a consensus (resolve amicably) height and deck? People don't typically use roof decks. Worth it to be accommodating.
- Gaenzle: CC&Rs may trigger civil action, why won't client drop 18", (highest point is stepped back and architect will do his best to request the reduction, confident a compromise can be reduced) Roof decks mess up everyone's privacy, looking into swimming pools and back yards, WHY?, it's greedy.
- Leira: Came from place where everyone has a deck. Don't go there very often. Rarely see anyone there. Roof decks are too hot, too cold, uncomfortable.
- Gaenzle: concerned about parking that seems to be in front of neighbor. Area in question is actually his side yard. Home faces almost due West.
- Kane: Historic neighborhood, have you considered designating entire neighborhood.
- Leira: noticed in this neighborhood that gravel areas for parking, if proposed is to park gravel, that photo exhibits could demonstrate that it fits in with character.

5/14/2019 – REQUESTS FOR NEXT MEETING:

- Landscape plan, subdivision map, parking on street, lot configuration, cross section, photo montage of proposed relative to neighbors, full set plans, existing vs proposed footprint, roof deck. Floor plans, side elevations, compare to neighboring property (windows/privacy),
- Visual comparison of conditionally approved plans vs today's
- Materials board, photo montage,
- Love to see a reduced height

6. PRELIMINARY REVIEW 5/21/2019

Project Name: Kelman CDP – 1264 La Jolla Rancho Rd
Permits: CDP
Project No.: 627119 DPM: Xavier Del Valle
Zone: RS-1-4 Applicant: Jon Mehnert
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/627119>

LA JOLLA - (Process 2) Coastal Development Permit for an addition to an existing 1,802 SDU, and the construction of a 500-SF attached companion unit at a site located at 1264 La Jolla Rancho Road. In addition to the companion unit, the scope of work includes a 154-SF dining room addition and a 382-SF bedroom and bath addition. The 0.23-acre site is located in the RS-1-4 zone and Coastal (Non-Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.