

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, APRIL 15, 2014
LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. NON-AGENDA PUBLIC COMMENT

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

2. FINAL REVIEW (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014)

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Sharok Eslamian, (858) 449-0501

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

APPLICANT PRESENTATION 03/18/14: (Sharok Eslamian)

The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue. The Applicant presented photographs of the buildings on the site and the adjacent buildings.

DISCUSSION 03/18/14:

A discussion of the design focused on various aspects of the landscape plan and the appearance of the proposed building. The landscape plan is colored and indicates a driveway to remain: the Applicant noted that the driveway will be closed. The impermeable areas were reviewed and discussed. The appearance of the proposed building was discussed, as were the placement of the balconies and the various window and door elements.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) On the Landscape Plan, clearly indicate the closure of the driveway to Fay, the designation of impermeable areas, and other paved areas.
- c) Coordination of the chimney, door, and window elements between the floor plans and the elevations.
- d) Coordination of the drawings with accurate dimensional information. This note applies to all plans, elevations, and sections.
- e) Overall design and elevation drawings that show conformance to the established pattern of development, scale, and detailing of the community and this neighborhood.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to ensure availability.

The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Erin from Alcorn & Benton Architects at erin@alcornbenton.com or 858-459-0805.

3. FINAL REVIEW (PREVIOUSLY REVIEWED 02/18/2014)

Project Name: **SCHULTZ RESIDENCE CDP**
1650 La Jolla Rancho Rd. Permits: CDP
Project #: 349769 DPM: Sandra Teasley, (619) 446-5271
Zone: RS-1-1 STeasley@sandiego.gov
Applicant: Dave Lyon, 858.775.0419

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a new residence with garages, pool, and site walls/fencing. The site is at 1650 La Jolla Rancho Road in the RS-1-1 zone of the La Jolla Community Plan area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non-appealable), Coastal Impact Area, and Parking Impact Overlay Zone.

APPLICANT PRESENTATION 02/18/2014 (David Lyon & Gary Stone):

The applicant presented the proposed design. The existing access route, vegetation, and the scale and nature of the neighborhood were discussed. The project will include a street dedication at the north frontage facing Buckingham Drive. The scale of the structure is graduated from a one-story east wing to a two-story north and west wing. The existing fencing and planting will be substantially retained.

DISCUSSION 02/18/2014:

A discussion ensued regarding the nature of the building massing and the landscaping. It was noted that some of the design is placed to preserve certain existing trees. The scale, massing and character of the proposed structure were discussed.

Please provide for FINAL REVIEW:

- a) Provide a section through the adjacent properties, including the scale and massing of the adjacent structures, along a more critical alignment to east/west and to the north/south axes.
- b) Provide a copy of the historical review information.

4. PRELIMINARY REVIEW

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

Project Name: **MILLER RESIDENCE CDP**
1540 La Jolla Rancho Rd. Permits: CDP
Project #: 359608 DPM: Jeff Peterson, (619) 446-5237
Zone: RS-1-1 JAPeterson@sandiego.gov
Applicant: Kim Grant, 619.269.3630

Scope of Work:

(Process 2) Coastal Development Permit for the demolition of an existing 1,794 square foot single-family dwelling unit and 400 square foot garage, and the construction of a new, two-story, 9,876 square foot single-family dwelling unit, 973 square foot habitable accessory structure, a 1,699 square foot garage and associated improvements on a 1.0 acre site. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is located at 1540 La Jolla Rancho Road in the RS-1-1 Zone within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 1), and the Parking Impact Overlay Zone (Coastal Impact Area).

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