

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, MAY 13, 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 04/15/2014)

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).

APPLICANT PRESENTATION 04/15/14: (Kim Grant)

The proposed project was presented with minor changes that have recently been requested by the owner. The site slopes from the northeast corner down toward the southwest corner, and the proposed residence is sited at the middle-depth of the site. The house floor area is increased by 633 sf and easterly garage area has increased by 283 sf for a 4-car garage. A shade structure comprising 256 sf is also proposed. FAR is 0.32. The existing large Torrey Pine tree will be retained. The owner plans to preserve the tree and will investigate existing roots as construction progresses, and reduce portions of a trellis structure as needed to preserve the tree. The garage orientation has been changed to provide entrance to the south, facing the access from the easterly drive, rather than requiring a turn at the entrance court.

Proposed materials include heavy shake-like shingle tiles, white painted wood detailing and trim, and cedar shingle siding. Examples of these material choices were presented. The relations of the one- and two-story portions of the design were presented in elevation and section, as was the relation to the neighboring properties.

DISCUSSION 04/15/14

A discussion of the design focused on various aspects of the site planning and elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with relatively large buildings. The site retaining walls and the progression in grade from the entrance drive to the rear yard of the property were reviewed.

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.

Please provide for FINAL REVIEW:

- a) Designate locations for air conditioner compressors.
- b) Provide elevations of the pool changing building.
- c) Provide information on the changes in grade at the perimeter walls in relation to the neighbors.
- d) Provide information on a construction plan that will limit parking by construction workers and material suppliers on the public streets.
- e) Provide photographs from the pool cabana location toward the southwest.
- f) Provide alternation in the expression of the exterior side walls of the house. It is recommended that variations be incorporated that are no more than 50 feet in horizontal dimension and offsets of at least 3 feet.
- g) Please provide a material sample board showing roof tiles, siding, paint selection, and brick, as well as the pavement for the motor court.

3. 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: William Mack, 619-276-1885

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.

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