

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, JUNE 17, 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 05/13/14, 06/10/2014) THIS IS A REQUEST FOR RECONSIDERATION BASED UPON NEW INFORMATION NOT PREVIOUSLY PRESENTED (Rule 37: Majority vote required).

| | | | |
|---------------|------------------------------------|------------|-----------------------------|
| Project Name: | LA JOLLA BEACH TOWNHOMES TM | Permits: | CDP, TM |
| | 6633 La Jolla Blvd. | DPM: | Glen Gargas, (619) 446-5142 |
| Project #: | 353968 | | ggargas@sandiego.gov |
| Zone: | RM-3-7 | Applicant: | William Mack, 858.259.8212 |

Scope of Work:

Coastal Development Permit and Tentative Parcel Map (Process 3) to convert 4 residential dwelling units under construction into condominiums on a 0.115 acre property. The site is located at 6633 La Jolla Boulevard, in the RM-3-7 zone of the La Jolla Community Plan area and Coastal Zone (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 06/10/14: (Claude Anthony Marengo, William Mack, Barry Fast)

The presenter noted that this is a focused application for the purpose of the Tentative Map; other matters discussed relating to the bedroom count, the number of parking spaces, and the development of the project were reviewed. The required open space areas were reviewed. The trash storage area at the southeasterly portion was noted. The access of each parking space was reviewed, showing the maneuvering space and the access to the driveway. Disabled access parking spaces are reached from the alley: an accessible route for the disabled person is shown in the plan. One bedroom was deleted from one of the Units, per Delta 1. The proposed map documents the approved configuration of the building, with the subdivision of the units. No environmental issues have been raised in the map review process.

DISCUSSION 06/10/14:

On the Tentative Map, the bedroom count is listed. A notation was added by the Applicant that shows three of the units have 2 bedrooms, and one of the units has 1 bedroom.

SUBCOMMITTEE MOTION 06/10/14: Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units consisting of one 1-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be included in the Condominium Association bylaws.

(Benton / not seconded)

Motion Fails for lack of a second.

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For additional information please contact Erin from Alcorn & Benton Architects at erin@alcornbenton.com or 858-459-0805.

SUBCOMMITTEE MOTION 06/10/14: Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units provided one of the units is a 1-bedroom and it contains only one bedroom with an adjacent bathroom.

(Leira / Collins 2-4-3)

The motion was discussed and tabled. The Applicant offered to return at the end of the agenda to present additional information.

In Favor: Collins, Leira

Oppose: Costello, Kane, Mapes, Welsh

Abstain: Benton as Chair, Chiu and Ragsdale as Members not seated

Motion Fails

SUBCOMMITTEE MOTION 06/10/14: Findings CAN be made for a Coastal Development Permit and Tentative Parcel Map to convert 4 residential dwelling units to condominium ownership consisting of one 1-bedroom unit and three 2-bedroom units under construction into condominiums on a 0.115 acre property at 6633 La Jolla Boulevard. The bedroom count is to be as indicated in the marked Tentative Parcel Map dated June 10, 2014 and included in the Condominium Association bylaws.

(Benton / Mapes 4-2-3)

In Favor: Costello, Kane, Mapes, Welsh

Oppose: Collins, Leira

Abstain: Benton as Chair; Chiu and Ragsdale as Members not seated

Motion Passes

June 11: Applicant contacted Chair Benton and requested to return to the DPR to present new information.

3. FINAL REVIEW (PREVIOUSLY REVIEWED 12/17/2013, 01/21/2014, 06/10/2014)

| | | | |
|---------------|-------------------------|------------|-----------------------------|
| Project Name: | HART RESIDENCE | Permits: | CDP |
| | 6101 Camino de la Costa | DPM: | Renee Mezo, (619) 446-5001 |
| Project #: | 342370 | | rmezo@sandiego.gov |
| Zone: | RS-1-7 | Applicant: | Chris Balzano, 619.692.9393 |

Scope of Work:

CDP (Process 3) to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. The site is in the RS-1-7, Coastal (appealable) Zone and the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan.

***Applicant returned to DPR to present changes to the design as follows:** *There have been some revisions to the design, but nothing that affects the concerns that were brought up at the hearings. In general, the "second story" has been moved to be an addition on grade at the back of the sloping lot.*

APPLICANT PRESENTATION 06/10/14: (John Pyjar)

The presenter noted that this is a new design compared to previous presentations. The proposed project was presented, reviewing the configuration of the proposed residence, including the highest portion at the easterly portion of the site. The overall design steps up the slope in segments that are largely one story in height. The design of the top story is reconfigured so that it is further to the east on the slope. The roof of a lower portion of the house will be used as a roof deck. The existing garage is maintained at the existing lower level, accessible in a lowered drive area.

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DISCUSSION 06/10/14:

A discussion of the design focused on various aspects of the new building and the appearance of the proposed building, as were the scale and the relation to the pedestrian way to the south and the adjacent properties. The stepping and scale of the house were discussed, including the new configuration with the uppermost floor to the rear of the property, and the planting and fence in relation to the pedestrian way at the south side of the property.

Please Provide for FINAL REVIEW:

- a. Please provide a section that is made on a north/south axis, showing the relation of the building and the walls to the pedestrian way.
- b. Please provide a photomontage with the elevation of the proposed house in scale to the neighboring houses.
- c. Please provide a detail and/or section showing the rooftop landscaping.
- d. Please provide a landscape plan and elevation of the view from the south, along the pedestrian way, showing the planting and the fence in relation to the house.

4. FINAL REVIEW (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014, 05/13/14)

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: Bill Metz, 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 05/13/14: (Bill Metz)

The presenter noted that this is a new design compared to previous presentations. 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. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.

DISCUSSION 05/13/14:

A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.

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- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

5. PRELIMINARY REVIEW

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

Project Name: **BOURGEOIS/KENNEDY CDP**

604 Gravilla Place

Permits: CDP

Project #: 327381

DPM: Jeannette Temple, (619) 557-7908

Zone: RM-1-1

jtemple@sandiego.gov.

Applicant: Dave Eslinger, (858) 201.9021

Scope of Work:

Coastal Development to demolish and reconstruct the front single dwelling unit known as 604 Gravilla Place, APN 351-491-12-02 (as defined as Unit No.2 in Document No. 2001-0482493, recorded July 13, 2001 in the Office of the County Recorder). The site is located in the RM-1-1 zone Coastal Overlay, Coastal Height Limit Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area.

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