

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, JANUARY 20, 2015

LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. REVIEW AND APPROVAL OF MINUTES

Meeting January 13, 2015

2. NON-AGENDA PUBLIC COMMENT

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

3. FINAL REVIEW (Previously reviewed 12/16/14)

Project Name:	Amitai Residence	Permits:	CDP & SDP
	Ellentown Road	DPM:	John Fisher, (619) 446-5231
Project #:	388734		jsfisher@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Maas
			Safdie & Rabines

La Jolla SDP No. 24005109 Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way. The 0.465 acre site is in the RS-1-4 zone and Coastal (appealable area) Overlay Zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION 12/16/14: (Taal Safdie, Scott Maas)

The proposed project was presented, including a discussion of the site constraints and the presence of a zone of archaeological resources. The siting of the proposed house is planned to locate at the flattest portion of the site, with the area of archaeological resources protected left without any structural improvement. The proposed design is consistent with an interpretation of the midcentury modern designs in the neighborhood. The proposed residence is a composition of wood and glass elements with minor roof projections and trellises that reflect the pattern of development in nearby properties.

SUBCOMMITTEE MOTION 12/16/14: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Ragsdale / Kane 4-5-0)

In Favor: Benton (Chair), Kane, Leira, Ragsdale

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 Paul from Alcorn & Benton Architects at paul@alcornbenton.com or 858-459-0805.

Oppose: Collins, Costello, Mapes, Welsh, Will
Abstain: None

Motion Fails for lack of a unanimous vote.

Please provide the following at the next presentation:

- a. *A materials sample board including paint colors*
- b. *Roof plan*
- c. *Sample of the glazing material*
- d. *Colored elevations*

This matter is continued to a later meeting.

4. FINAL REVIEW (Previously reviewed 12/9/14)

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

Project Name:	Senyei Residence	Permits:	CDP & SDP
	1547 El Camino del Teatro	DPM:	Laura Black, (619) 446-5245
Project #:	383854		lblack@sandiego.gov
Zone:	RS-1-2	Applicant:	Michael Rollins
			619-993-6003

LA JOLLA 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' Coastal Development Permit (PROCESS 2) to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro. The 1.49 acre lot is located in the RS-1-2 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 12/09/14: (Michael Rollins)

The proposed project was presented, including the placement of the buildings and the site access and parking. The basement is 415 sf, not counted in the FAR. The garage is 1,051 sf. The total development is FAR = 0.20, less than the 0.45 maximum. Site drainage will be diverted toward the existing tennis court area, which is to be converted to a grass area. Various exterior decks will be provided at the exterior of the building. A total of 4 garage parking spaces are provided. The solar panels are configured so that they will not extend above the perimeter parapet.

DISCUSSION 12/09/14

A discussion of the design focused on the development of the site and the landscape elements. The heights of the various retaining walls were reviewed, although it is noted that the owner has already obtained a building permit for the retaining walls and impound basin.

Jim and Mary Berglund, the neighbors immediately to the south, are concerned that the proposed development will greatly reduce the amount of landscaping along the common property line, with the introduction of a motor court adjacent to his property. The concern is that there will be additional noise and light spilling onto their property. The purpose of the stormwater impound area was discussed, and the final configuration of the landscape design. Mr. Rollins resolved to meet later with these neighbors.

Please provide for the next presentation:

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- a. Landscape plan with a description of the landscape elements.
- b. Grading plan and quantities.
- c. Retaining wall plans and elevations.
- d. Provide an aerial view of the site with the neighborhood.
- e. Elevations of the buildings without the landscape, colored to assist in visualizing the relationship of the various building and exterior elements.
- f. Materials sample board.
- g. Street view in relation to the neighboring residences.

This matter is continued to a later meeting.

5. PRELIMINARY REVIEW

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

Project Name:	Neptune CDP	Permits:	CDP & SDP
	6715 Neptune Place	DPM:	John Fisher, (619) 446-5231
Project #:	385899		jsfisher@sandiego.gov
Zone:	RM-1-1 & RM-4-10	Applicant:	Claude Anthony Marengo

La Jolla SDP No. 24005047 Coastal Development Permit (Process 3) for a remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. The 5,818 square foot lot is located in the RM-1-1 and RM-4-10 zones of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

6. PRELIMINARY REVIEW

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

Project Name:	T-MOBILE MT. SOLEDAD PRESBYTERIAN CHURCH	Permits:	CDP
	6551 Soledad Mountain Road	DPM:	Karen Lynch, (619) 446-5351
Project #:	388149		klynchash@sandiego.gov
Zone:	RS-1-7	Applicant:	Bernard Dunham, (619)944-9564

Scope of Work:

(Process 4) - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for a new Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church in the RS-1-5 zone of the La Jolla Community Planning area.

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