

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – December 8, 2015

1. NON-AGENDA PUBLIC COMMENT

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

2. APPROVAL OF MEETING MINUTES 12/8/15

Meeting November 17, 2015

3. FINAL REVIEW 11/10/15 (Previously reviewed 11/10/15)

Project Name:	VISTA DEL MAR	Permits:	CDP, SDP
	6651-53 Vista del Mar	DPM:	Edith Gutierrez, (619) 446-5147
Project #:	435996		egutierrez@sandiego.gov
Zone:	RM-1-1	Applicant:	Scott Spencer 858-459-8898

(Process 3) Coastal Development Permit to demolish two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 and 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, within the La Jolla Community Plan area.

PRESENTATION 11/10/15 (Scott Spencer)

The design was presented. A total of 5 parking spaces in garages are planned, plus one outdoor space. The front residence is in two stories above the garage, with a roof deck. The rear residence is two stories above a garage and outdoor parking bay. The existing garage will be partially demolished and retained: portions of the garage are constructed within the side and rear yard setbacks.

Photograph compositions were presented that showed the character of the neighborhood and the pattern of existing development.

The presenter reviewed a landscape plan, existing driveways, a materials sample board, and the elevations of the building.

DISCUSSION 11/10/15

A discussion ensued about the scale of the proposed development. The project proposes retaining the rear portion of the existing garage to provide for a larger structure in the side yard and rear yard setbacks. The carport and garage at the rear residence allow for 2 parking spaces, where only one space would be provided if the ground level conformed to the current required setbacks.

The parking spaces in the front house approach Vista del Mar from a 12-foot wide driveway. Fronting Vista del Mar is a total of 3 garage doors, with paved drive area across the entire frontage.

The project proposes a Deviation for two curb cuts: one fronting Kolmar Avenue, and the other fronting Vista del Mar.

Suzanne Figi, the neighbor to the east on Kolmar Avenue described the bulk and scale of the proposed project, and the pattern of development has retained houses that are a smaller scale. The presence of the garages on both streets will present a stark appearance to the street.

Brian Sciraca expressed concern about the scale and bulk of the proposed residences, the extent of pavement on the Vista del Mar frontage, and the scale of the garages and the 3-story buildings.

Please provide the following at the next Presentation:

- a. Photograph of this project in relation to the adjacent projects. This should extend in both directions and across the street, and across the intersection.
- b. Scale elevation drawings showing the proposed building in scale to the adjacent buildings at each side of Kolmar and Vista del Mar, as well as the buildings across the street intersection.
- c. Provide colored Landscape Plan with calculations
- d. The community plan requires that the building is at a corner, and the building will step back at the upper floors.
- e. Indicate the property lines, overall height limit, and setback lines on the elevations.
- f. Provide a table indicating the FAR, height, number of stories, and setbacks of other buildings in the immediate neighborhood within 100-foot radius

On November 10 this matter is continued to a later meeting. Placed on the agenda for November 17 but postponed to a later meeting.

4. FINAL REVIEW 12/8/15 (*Previously reviewed 11/17/15*)

Project Name:	Su Casa	Permits:	Vacation Site & CDP
	6738 La Jolla Blvd	DPM:	Morris Dye
Project #:	420956	Applicant:	Claude-Anthony Marengo
Zone:	PDO 4 & RM-3-7		858-459-3769

LA JOLLA (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 sq ft mixed use building, a 3,820 sq ft, 2-story residential building and a 3,086 sq ft 3-story residential building with a 15,312 sq ft underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

PRESENTATION 11/17/15 (Claude-Anthony Marengo)

The project was presented. The existing restaurant will be demolished. The project site is adjacent to serpentine streets at the north and south sides. This applicant requests encroachment into the rights-of-way of Playa del Norte and Playa del Sur. This will be a below-grade transfer of the right-of-way below the streets for the purpose of the garage, with streets and sidewalks above the transferred area on the current alignment.

The retail spaces are approached from La Jolla Boulevard, and the residential units are approached from Playa del Sur and Playa del Norte. The residential units occupy the second floor in all areas, and are a 3-story portion at the westerly portion of the site that is in RM-3-7 Zone. At the westerly end of the project, the 3-story portion is adjacent to an existing 3-story apartment building. The maximum height of the 2-story portion is 25 feet; the 3-story portion is up to 30 feet in height.

Sixteen units are proposed: a total of 12 two-bedroom units and 4 one-bedroom units are provided which account for 30 parking spaces, and the retail spaces total 3,440 sf, for which 4 parking spaces are provided. Including the 2 spaces for disabled access, the garage has a total of 38 parking spaces.

The design of the improvements will accept drainage and runoff water that has historically crossed the site, and will be treated onsite per current standards for stormwater management.

Landscaping is planned with clustering of the trees. This is proposed to be jacarandas fronting La Jolla Boulevard, with palms at the north and south sides. The landscaped area is 12% of the site.

DISCUSSION 11/17/15

A discussion ensued about the character of the neighborhood, the views of the property and the proposed approach to the project by car. There is a center turn lane in this portion of La Jolla Boulevard.

A neighbor stated that she is concerned that the building appears to be a commercial or uniform building that does not reflect the character of the neighborhood. The number and scale of the units leads to more expensive units.

A discussion of the views down the streets ensued, as it relates to the composition of the buildings in relation to the neighborhood. The proposed building does not have breezeways or other passages that lend a sense of openness and transparency to the project.

Please provide the following at the next Presentation:

- a. Show the transition of the garage area to the sidewalk and street in section.*
- b. Show the transition of the proposed 3-story portion to the adjacent apartment building to the west.*
- c. Provide a section across Playa del Norte and Playa del Sur, indicating the slope of the streets and the existing structures on the opposite sides of these streets.*
- d. Materials samples.*
- e. Provide the floor areas of the existing buildings.*
- f. Provide a study of the relationship of the building to the traffic patterns on La Jolla Boulevard, and to the vehicular access traffic to the building.*
- g. Study the elevation to reflect the nature of the site, plus use design elements to provide interest by the use of colors and materials to increase the interest in the building.*

5. FINAL REVIEW 12/8/15 (Previously reviewed 11/17/15)

Project Name:	EADS DUPLEX CONDO	Permits:	CDP, SDP
	7363 Eads Avenue	DPM:	Firouzeh Tirandazi, (619) 446-5325
Project #:	414391		ftirandazi@sanidiego.gov
Zone:	RM-1-1	Applicant:	Chuck Orr 619-990-1943

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing residence and construct two detached residential condominium units totaling 5,250 sq ft located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

PRESENTATION 11/17/15 (Chuck Orr)

The project was presented. The site configuration of the site and the proposed design were presented. The project consists of two units, front and back. There is a distinction in the design fronting Eads and the alley. The rear unit is at a slightly higher elevation compared to the front unit. The front unit is 2678 sf, including the garage, excluding the basement.

The rear unit is 2572, including the garage, excluding the basement. The lot is 7,000 sf, resulting in an FAR of 0.75 which is the maximum allowed. The maximum height of the structure is 30 feet above grade.

The proposed map was presented and reviewed.

The project has a separate drive aisle for access from the alley to the garage of the front unit. The project proposes an automobile turntable for the front unit. Both units have 2-car garages.

The rear unit has a full basement for a living room, which has an exterior courtyard. The remainder of the basement is indicated as storage.

The exterior materials are stucco and siding at the exterior walls, asphalt shingles, and metal windows.

DISCUSSION 11/17/15

Connie Branscom addressed the committee regarding the approach to the proposed subdivision. She is concerned that the project scale is not compatible with the character of the neighborhood.

The dark colors of the front unit were discussed, which would be more consistent with the Community Plan.

A discussion ensued about the character of the neighborhood, the views of the property and the proposed house both from the street and from below. The scale of the proposed residence was compared to other existing houses in the neighborhood, and concrete block.

Please provide the following at the next Presentation:

- a. Section through the lightwell at the rear unit.*
- b. Provide a floor area summary for the project.*
- c. Provide a copy of the historical study of the existing house*
- d. Study the frontage of Bishop's Lane and Eads Avenue, with a drawing of the building shown in the composition, showing the relative scale of the proposed development.*

On November 17, this matter is continued to a later meeting.

6. PRELIMINARY REVIEW 12/8/15

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

Project Name:	SMOLLEN HOMES	Permits:	CDP, SDP
	320 – 322 Nautilus Street	DPM:	John Fisher (619) 446-5245
Project #:	4441478		jfisher@sandiego.gov
Zone:	RM-1-1	Applicant:	Tim Golba

La Jolla SAP No. 24006152 (Process 2) *Sustainable Expedite* Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots totaling 6,956 square-feet. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 320 and 322 Nautilus Street in the RM-1-1 zone of the La Jolla Community Plan.