

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, FEBRUARY 10, 2015

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

1. REVIEW AND APPROVAL OF MINUTES

Meeting January 20, 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 1/20/15)

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.

APPLICANT PRESENTATION 1/20/15: (Claude-Anthony Marengo)

The proposed project was presented, including tentative map. The site is underlain by two different zones. The site plan and the configuration of the setbacks were presented. The site is considered to have two front yards. Most of the existing structures will be remodeled so that at least 50% of the exterior top plate will be retained. The garages and reduced setbacks fronting Vista del Mar will be retained. The building configuration, setbacks, and heights were presented. The exterior terrace fronting Neptune will be filled so that a deck roughly equal to the floor level of the residence will be provided, with a planting area roughly 5 feet wide next to the sidewalk. The basement garage has six parking spaces which is reached by an elevator from Vista del Mar. One other garage is maintained.

DISCUSSION 1/20/15:

A discussion ensued with comments about the location and the uses that would be instituted at the site. There is concern about the maintenance of the garage openings facing Vista del Mar, and setbacks of the additions to the project. Additional design information was requested.

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.

Please provide for the next presentation:

- a. *Verify the height of the parapet of the garage fronting Vista del Mar.*
- b. *Provide a photographic study of the neighborhood.*
- c. *Provide a colored elevation with indication of the existing structures and the proposed additions.*
- d. *Consider other architectural treatments of the remaining garage doors that will be not be used for car storage.*
- e. *Provide materials samples.*
- f. *Provide a landscape plan.*

The Applicant requested that this matter be continued to a later meeting.

4. FINAL REVIEW (Previously reviewed 1/20/15)

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.

APPLICANT PRESENTATION 1/20/15: (Caitlyn Kes)

The proposed project was presented. This project is renewal of an existing previously-approved installation, which has been in operation for at least 10 years. The equipment may be replaced, but will be entirely within the existing buildings. The antennas will be located within the existing enclosures at the top of the poles.

DISCUSSION 1/20/15:

A discussion ensued about the configuration of the existing equipment and the reuse of the existing cabinets and the antenna installations. The Chair read an email from Norma Schwab of Windemere.

SUBCOMMITTEE MOTION 1/20/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Costello / Kane 6-1-1)

In Favor: Costello, Kane, Leira, Ragsdale, Welsh, Will

Oppose: Collins

Abstain: Benton (Chair)

Motion Fails for lack of a unanimous vote.

The Applicant requested that this matter be continued to a later meeting.

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5. FINAL REVIEW (previously reviewed 1/20/15)

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

Project Name:	Bucknell Retaining Wall	Permits:	CDP & SDP
	5805 & 5817 Bucknell Avenue	DPM:	Jeanette Temple
Project #:	312379		jtemple@sandiego.gov
Zone:	RS-1-2	Applicant:	Shawn Tobias
			619-757-9944

LA JOLLA Site Development Permit (Process 3) to construct a 12 foot retaining wall in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. The sites are in the RS-1-2, Coastal Height, Environmentally Sensitive Lands, Geo 53 and Brush Management Overlay zones in the La Jolla Community Plan.

APPLICANT PRESENTATION 1/20/15: (Shawn Tobias, Julia Rochford, John Leppert)

The proposed project was presented, with exhibits that show the extent of the retaining wall. The fill volume will be approximately 2200 cubic yards. The Applicant noted that the wall height will not be the 12 feet indicated in the project description: the height of the retaining walls will be reduced by the use of terracing to a maximum of 9 feet at the lower wall and a maximum of 6 feet high at the upper wall. The footprint of the retaining wall and fill area is documented by a geotechnical engineer to be manmade slope. Existing retaining walls of up to 11 feet height exist on the site. The steeper slopes of the canyon below the project area are MHPA.

A similar project was approved in 2008 which has since expired, which consisted of three terraces of 6-foot walls.

The adjacent property to the west has similarly terraced retaining walls.

DISCUSSION 1/20/15:

A discussion ensued about the significance of the height of the retaining walls, and the relationship of the retaining walls to the canyon. The proposed ficus creeper was discussed and it appears that this plant material will not ultimately be permitted as it is nonnative.

A discussion ensued about the planting to be proposed in the retaining wall, whether it could be in pockets within the wall, and whether larger scale plantings could be placed between the two terraces.

Please provide for the next presentation:

- a. Consider additional terraces with lower wall heights.*
- b. Show the relationship of the vegetation and landscaping to the wall system.*
- c. Provide a landscape plan. This may be an example section, 20 to 50 feet long, showing in a larger scale the width of the space between the terrace walls.*
- d. Show a section through the canyon for the entire width, to the slope and mesa at the opposite side.*
- e. Provide photographs of the existing wall on the property to the west.*

The Applicant requested that this matter be continued to a later meeting.

6. PRELIMINARY REVIEW

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

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Project Name: Abalone Residence
5664 Abalone Place
Project #: 391996
Zone: RS-1-4

Permits: CDP & SDP
DPM: Jeff Peterson, (619) 446-5237
japeterson@sandiego.gov
Applicant: Jason Smith
619-231-9905

LA JOLLA IO #24005189 ..SUSTAINABLE EXPEDITE.. Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 2,904 sq ft residence with attached garage located at 5664 Abalone Pl. The 0.120 acre site is in the RS-1-7 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area.

7. PRELIMINARY REVIEW

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

Project Name: Tyrian Residences
6752-6762 Tyrian Street
Project #: 379612
Zone: RM-1-1

Permits: CDP, Map Waiver & SDP
DPM: Jeff Peterson, (619) 446-5237
jpeterson@sandiego.gov
Applicant: Ricardo Torres
(619) 231-9905

LA JOLLA # 24004885 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 4) Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq ft residence; remodel and add 762 sq ft to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St. The 0.17 acre lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.



MEETING PROTOCOLS

1. The Meeting will proceed in three parts:
 - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification.
 - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
 - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part.
2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
3. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.

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