

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**AGENDA FOR TUESDAY, JULY 21, 2015**

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. REVIEW AND APPROVAL OF MINUTES**

Meeting July 14, 2015

**3. FINAL REVIEW 7/21/15 (PRELIMINARY REVIEW 7/14/15)**

Project Name:	MCASD Expansion 700 Prospect Street	Permits:	CDP/PDP/SDP/CUP
Project #:	405930	DPM:	Glenn Gargas ggargas@sandiego.gov
Zone:	LJPD 5A & 6A	Applicant:	Lindsay King (858) 459-0805

(Process 4) Coastal Development Permit and La Jolla Planned District Special Use Permit (processed as a CUP), to demolish an existing residence and construct a museum addition/remodel, including underground parking facilities, totaling 53,469 square feet on a 110,983 square foot property. The Planned Development Permit will address the potential for Deviations to the development standards for the following: 1) Accessible Lift and Stair encroachment within a required Street Side Yard fronting Coast Boulevard; 2) Trellis encroachment over entrance fronting Prospect Street; 3) Height exceeding 30-foot zoning height limit, while conforming to Proposition D height limit; 4) Egress stair and retaining wall within a required Side Yard. The project site is located at 700 Prospect Avenue (Museum of Contemporary Art San Diego) in the LJPD-6A and 5A zones of the La Jolla Planned District, Coastal Overlay Zone (Appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Overlay Zones in the La Jolla Community Plan Area.

**APPLICANT PRESENTATION 7/14/15 (Paul Benton, Lindsay King, Jim Neri)**

The proposed project was described. The development of the area to the south of the existing museum buildings will result in functional improvements including a new parking garage for 41 cars, expanded office and shop space, and an enclosed loading dock area, with parking for disabled and motorcycles all in the garage. The driveway entrance to Cuvier Street will be retained, and will serve as the entrance to the garage. The public features of the museum will be an expansion of the exhibit space, support shops. The floor area of the Museum will increase from 51,545 sf presently to 105,014 sf, and the greatest part of this is the exhibit spaces,

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The agenda and meeting minutes are available online at [www.lajollacpa.org](http://www.lajollacpa.org).  
For additional information please contact Paul from Alcorn & Benton Architects at [paul@alcornbenton.com](mailto:paul@alcornbenton.com) or 858-459-0805.

which will now total 84,581 sf. The Lot Coverage is 42%. The Floor Area Ratio will increase from 44% to 67%. It is noted that the PDO does not have standards for LC and FAR, but these are provided regardless. All parking on the lot to the north will be removed so that a new public plaza can be created, and a new entrance and book store will be provided facing Prospect Street.

The Landscape design focuses on the requirements for street trees. Three alternatives are selected in order to provide flexibility in selection to conform to the City standards. It is noted that the landscaped area is 31.4%, where a minimum of 30% is required. No changes are proposed to the Scripps Garden. In all, a total of three recessed landscaped areas are created for the relief of the street wall fronting Prospect.

The existing View Corridor is maintained at the north end of the Prospect frontage, and in fact additional width is provided in that area.

The four proposed Deviations were presented, with the section of the code and the proposed application.

Deviation 1 for the Lift and Stair is proposed to make it possible for the Museum to establish a connection from the main building to Coast Boulevard: this is the last segment to be made accessible on the campus. Deviation 2 is to provide for a longer trellis of 80 feet fronting Prospect Street where the maximum permitted is 50 feet: it was noted that the Trellis is in proportion to the rectangular shape of the Sherwood Auditorium immediately behind it, and the desired purpose of the Museum is that the trellis will clearly identify the entrance to the Museum, and this is confirmed by the location of the entrance and trellis on the axis of Silverado, and the scale of these elements.

These are offset by the garden and plaza recesses on both sides of the entrance. Deviation 3 is to accommodate the additional excavation that was done at the south side of the building when the loading dock and service yard were created. The height Deviation is limited to the interior of the building: all exterior walls conform to Proposition D. Deviation 4 allows for an egress stair in the side yard, with a retaining wall exceeding 6 feet that is needed for this stairwell.

#### **DISCUSSION:**

A discussion ensued about the overall design, with questions about specific areas of the design. The space at the south end, between the addition and the apartments to the south was discussed: this appears to be a limited space although it does provide some view toward the ocean.

Access to the site was discussed, particularly by members of the general public. It is noted that the site including the gardens are part of the ongoing exhibit space of the museum. A policy is in place, through the current approved CDP, which establishes a procedure for free public access through the entrance lobby of the museum. The Norfolk Island Pine at the southwest corner was discussed. It is presently so close to the building that it is not planned to be saved. Members of the committee recommend that be considered further, including relocating the tree or altering that corner of the proposed building. The relocation of the existing Palm trees was also suggested.

#### **Please Provide for FINAL REVIEW.**

- a. Space between the two buildings at the south – study alternative uses.
- b. Provide a section across Cuvier Street – to the apartments
- c. Provide View corridor images down Silverado
- d. Removal of the Norfolk Pine – this is an important tree: check tree location, likelihood of relocation to another part of the museum site.
- e. Relocate instead of removing the mature palm trees.
- f. Provide more detail on the exterior elevations – additional physical detailing, plus a key-noted elevation drawing related to the materials selections
- g. Review the concept that unfettered public access is to be provided across the property from Prospect Street to Coast Blvd.

**6. FINAL REVIEW 7/21/15 (PRELIMINARY REVIEW 7/14/15)**

Project Name:	Lawton Residence Pool Installation	Permits:	SDP
	6525 El Camino del Teatro	DPM:	Edith Gutierrez, (619) 446-5147
Project #:	348808		egutierrez@sandiego.gov
Zone:	RS-1-4	Applicant:	Camille Towey
			(619) 279-0412

Site Development Permit (Process 2) to demolish an existing 2,596 square foot single family residence and construct a new 2,412 square foot single family residence, over basement garage, on a .27 acre site. The site is in the RS-1-4 zone, Coastal (Non-appealable Area 1), Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan Area.

**APPLICANT PRESENTATION 7/14/15 (Camille Towey)**

The project was presented, portions of the written description are incorrect. The former house and structure collapsed during minor renovation, so an emergency demolition permit was issued. There is no request for a permit to construct a residence, and garage, etc. The request is for a pool and lot tie to make a sports court. The owner is an Olympic diver. No other structures except retaining walls and the swimming pool. Will use drought tolerant plants, pool covers. They need a CDP for the demo (after the fact) and pool, and a lot tie.

**DISCUSSION**

A discussion ensued about the recent history of the property, and the scope of the project. The construction of the house and residence has been eliminated from the project.

The scale and location of the swimming pool were reviewed, in relation to the retaining walls and the landscaping of the area.

**PLEASE PROVIDE FOR FINAL REVIEW:**

- Please provide a section through the neighboring houses on each side of your project.
- Please provide an elevation (photo-simulation) showing the pool area and hill, and how walls and vegetation will assure slope stability.
- Show an elevation view from the street showing the houses on each side.
- Please show an areal view of the project site and surroundings (Google Earth?).
- Show the relationship of the sports court to the main house, and how the lots tie together.

This matter is continued to a later meeting.

**4. FINAL REVIEW 7/21/15 (PRELIMINARY REVIEW 7/21/15)**

Project Name:	Kaplan-Gaston	Permits:	CDP & SDP
	5606 Dolphin Place	DPM:	Glenn Gargas
Project #:	331559		ggargas@sandiego.gov
Zone:	RS-1-7	Applicant:	William Dumka

Coastal Development Permit (Process 3) to add an 884 square foot, 1st and 2nd story addition to an existing single family residence on a 0.09-acre property. The project site is located at 5606

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Dolphin Place, in the RS-1-7 Zone, First Public Roadway, Coastal (appealable), Coastal Height Limitation and Parking Impact Overlay Zones within the La Jolla Community Plan area.

**APPLICANT PRESENTATION 7/14/15 (Mel McGee, William Dumka)**

Project was presented, which includes a 550 sf addition to the second floor of the existing one-story house. There will be modifications to the interior of the house, bringing the total addition to 800 sf, of an existing 1559 sf house and garage. A deck will be added to the rear of the house. The site improvements will alter some of the landscaping and . The FAR will increase from 40% to 60%.

Regarding Visual Access across the site, this site appears to be in a Scenic Overlook in the La Jolla Community Plan, page 168.

The site has been reviewed for historic significance and it has been found to have no historic significance.

**DISCUSSION:**

A discussion ensued about the extent of the development and the possible limitations to the views by the neighbors across the property. The intensity of the proposed development was a concern.

**Please Provide for FINAL REVIEW.**

- a. Provide a site section across the alley to include the lot on the opposite side of the alley.
- b. Provide a section through the “Scenic Overlook” that demonstrates the view across the property.
- c. Provide a landscape plan.
- d. Provide an elevation of the house in relation to the immediate neighbors.
- e. Provide a copy of the historic report.
- f. Consider a side yard setback on the second floor addition.

This matter is continued to a later meeting.

**5. FINAL REVIEW 7/21/15 (PRELIMINARY REVIEW 7/21/15)**

Project Name:	Duke’s ROW Encroachment NOP	Permits:	NDP
	1216 Prospect	DPM:	Morris Dye
Project #:	425329		
Zone:	PDO 1A	Applicant:	Claude-Anthony Marengo
			858-459-3769

(Process 2) Neighborhood Development Permit to construct private landscape and public art encroachment(s) in the public right-of-way. The 0.21-acre site is located within the non-appealable coastal zone at 1216 Prospect Street in the LJPD-1A zone of the La Jolla Community Plan.

**APPLICANT PRESENTATION 7/14/15: (Claude-Anthony Marengo)**

The site is the street frontage, dominated by the fig tree. The recent construction has been underway with protection for the tree, and that construction is completed. The tree will be protected, and will be integrated into the design of the Duke statue. The statue will be 12 feet high, set on a precast concrete base that is placed in the area of the roots of the tree. An NUP is required because the statue is over 3 feet in height. A photograph of the proposed statue was presented. The setting and the placement of the statue and the base were discussed.

**DISCUSSION:**

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A discussion ensued about the appropriateness of the human figure, and the likelihood of defacement. It was noted that the tree is large and sculptural and a wonderful feature for the area, and protection and maintenance of the tree is essential to enable the tree to survive.

**Please Provide for FINAL REVIEW:**

- a. A more detailed drawings showing the installation. Show the relation to the roots, including the means that it spans the roots and how the roots are protected.
- b. Show the statue in relation to the trunk of the tree and the branches, as an overall composition.
- c. Please apply color to the figure in the presentation drawings.
- d. Provide a drawing showing the relationship of the building to the tree and the statue.

This matter is continued to a later meeting.

**6. PRELIMINARY REVIEW 7/21/15**

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

Project Name:	Marisima Travel Center NUP 1631 & 1654 Marisima Way	Permits:	NUP
Project #:	412914	DPM:	Morris Dye, (619) 446-5245 mdye@sandiego.gov
Zone:	RS-1-2	Applicant:	Island Architects

LA JOLLA (Process 2) Neighborhood Use Permit for Home Occupation at 1631 & 1654 Marisima Way. The site is located in the RS-1-2 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan Area. CES # 221585 for location 1631 only.

**7. PRELIMINARY REVIEW 7/21/15**

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

Project Name:	T-MOBILE MT. SOLEDAD PRESBYTERIAN CHURCH 6551 Soledad Mountain Road	Permits:	CDP
Project #:	407711	DPM:	Karen Lynch, (619) 446-5351 klynchash@sandiego.gov
Zone:	RS-1-5	Applicant:	Monica Moretta, (619) 944-9564

**Scope of Work:**

(Process 4) - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications to expand an existing Wireless Communication Facility: replacing (4) previously-approved panel antennae; replacing (2) previously-approved 25' antenna standards with (2) 30' standards, and; installing (12) diplexers at the top of standards. 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.

*Note: This is at the same site as the "T-Mobile Mt Soledad Presbyterian", project no. 388149 that was reviewed by this Committee on 1/20/15 and 2/10/15 and reported to the CPA as Item 3 in the February 2015 DPR report. The first two pages of the February 2015 report to the CPA are distributed with the other supporting materials.*

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