

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

**AGENDA FOR TUESDAY, JUNE 9, 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 May 19, 2015

**3. PRELIMINARY REVIEW**

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

Project Name: **GIRARD AVENUE MIXED USE**  
7610 Girard Avenue                      Permits:                      CDP  
Project #:                      PO# 274439                      DPM:                      John Fisher 619-446-5231  
Zone:                      RS-1-2                      jfisher@sandiego.gov  
Applicant:                      Ashley Priskosovits 858-527-0818  
Beth Reiter 858-232-4580

A Coastal Development Permit, Map Waiver and Site Development Permit application to construct seven residential condominium units and one 5,125 square foot commercial condominium unit on a vacant 0.27 acre site at 7610 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan.

**4. FINAL REVIEW (PREVIOUSLY REVIEWED 8/13/13, 8/20/13, 9/10/13, 11/11/14)**

Project Name: **CONGER CDP & TM**  
801 Pearl Street                      Permits:                      CDP & TM  
Project #:                      PO# 294307                      DPM:                      Paul Godwin, (619) 446-5190  
Zone:                      RM-1-1                      pgodwin@sandiego.gov  
Applicant:                      Lindsay King, (858) 459-0805

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units, one restaurant and 12 condo units with a subterranean garage. The

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property is located at 801 Pearl Street in Zone 4 of La Jolla Planned District and the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay.

**APPLICANT PRESENTATION 09/10/13:** (Joe LaCava and Alex Faulkner; Charles Houser, a Certified Engineering Geologist)

*New information was presented regarding the manner of removal and mitigation of potential petroleum hydrocarbons on the site, the planned excavation, and the methods of treating the soils that may be found to have petroleum hydrocarbons. A discussion ensued about the monitoring and reporting of the procedures and findings.*

*New information was presented in concept about the proposed changes to the design of the project: move 2 residential units to the north, remove all third-floor units at the south building; provide roof decks at several locations; continue to have the driveway and vehicle entrance at Eads Avenue; truck service area at the alley. The presenters made it clear that the design will be changing to reflect these proposed changes.*

**DISCUSSION 09/10/13**

*A discussion ensued about whether the project conforms to the La Jolla Community Plan: density, height, scale were discussed.*

**Please provide for FINAL REVIEW:**

- a) Show, in those areas where the pedestrian circulation crosses the vehicular traffic, that there will be adequate visibility and any conflicts will be mitigated.
- b) Show how this project will provide a transition from the higher to the lower density.
- c) Where possible integrate the commercial and residential designs to create an integrated building envelope.

**APPLICANT PRESENTATION 11/11/14:** (Joe LaCava and Alex Faulkner)

*The revised project was presented. The results of a traffic study indicates that the traffic loads to and from the property are similar to those presently experienced at the existing gas station. The configurations of the delivery space is intended to promote delivery to the rear of the commercial spaces. The design concept is modified so that the two rear buildings are separated. The unit entrance doors of the south buildings are oriented away from the property line. The blank wall fronting the alley is articulated so that some variety is presented to the westbound traffic on Pearl Street. Other studies provided include a noise study, which indicates that no mitigation is required. The FAR for the entire project is 1.12. Placement of air conditioning compressors is related to each unit: the locations are not yet defined.*

*The comments of the 9/10/13 meeting were reviewed, and the means of addressing each of these was discussed. The setbacks were reviewed at all levels of the building. One resident showed photographs of the street indicating the traffic congestion and a recent traffic accident on Eads.*

*Connie Bransom described the project as much larger in scale compared to the established neighborhood, the availability of parking for the commercial uses: she estimates the parking demand will be for 50 spaces. Deborah Pinel is concerned that the project does not address the results of the removal of the gas station tanks, truck movement during construction, and other results of intensification of use of the property.*

*Leslie Gaunt asked some questions: date of the traffic study: 8/28/13 Wednesday. She requested information on the proportion of FAR dedicated to commercial as opposed to the residential uses. The proposed project transfers the height and developability between the two parcels in a manner that maximizes overall development and results in the highest buildings in the southerly portion, adjacent to the residential properties on Eads. The traffic pattern is substantially unchanged from the previous project. The bulk of the project, especially at the*

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