

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For
February 2013

Feb. 12 2013 Present: Benton (Chair), Collins, Grunow, Gurnow, Hayes, Merten, Thorsen Welsh
Feb. 19 2013 Present: Collins, Costello, Grunow, Kane, Liera, Merten (Chair pro tem), Thorsen, Welsh

1. NON-AGENDA PUBLIC COMMENT 2/19/13

Thorsen: On 7 March the LJCPA will hold the annual elections. 9 candidates are running for 8 seats.

Costello: On 27 Feb a LJCPA Ad Hoc Committee will review the Hillel EIR.

2. REVIEW 2/12/13 (PREVIOUSLY REVIEWED 10/16/12, 11/13/12 & 1/8/13)

Project Name: **GIRARD AVENUE MIXED USE**

7610 Girard Avenue Permits: CDP

Project #: PO# 274439 DPM: John Fisher 619-446-5231

Zone: RS-1-2 Applicant: jfisher@sandiego.gov

Ashley Prikosovits 858-527-0818

Scope of Work: Beth Reiter 858-232-4580

A Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to construct eight 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 in Council District 1.

DISCUSSION:

A discussion ensued about the interpretation of the first story when a portion of the building is below existing grade and the definition of a “Ground Floor”. Portions of the San Diego Municipal Code (SDMC) to be considered for further discussion:

1. SDMC 113.0261.a and 113.0261.d: “Determining a Story”
2. SDMC 159.0307.e.2: Overhangs: “Within the street façade or envelope, no story or floor level or portion thereof, shall overhang any floor level below, provided however, that balconies on upper floors shall be permitted.”
3. SDMC 159.0306.a: Retail uses are required on the ground floor as shown in Table 159-03A: “Zone 1: Minimum percent of Gross Ground Floor Area = 50%; Minimum Percent of Structure’s Street Frontage Length = 75%”
4. SDMC 159.0306.c: Residential uses shall be restricted on the ground floor as shown in Table 159-03C: “Zone 1: Residential not permitted within front 50% of lot.”

It is recommended that the applicant present a summary of these sections that demonstrates how the lowest residential floor can be considered the ground floor.

3. FINAL REVIEW 2/12/13 (PREVIOUSLY REVIEWED 12/11/12)

Project Name: **XIONG RESIDENCE**
 1553 Copa De Oro Drive Permits: CDP
 Project #: PO# 281986 DPM: Paul Godwin
 Zone: RS-1-4 Applicant: PGodwin@sandiego.gov
 Pam Swanson 619-224-8604
 Paul John 858-756-2526

Scope of Work:
 (Process 2) Coastal Development Permit for a 866 SF addition to an existing single family residence on a 0.24 acre site at 1553 Copa De Oro Drive in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit Overlay.

SUBCOMMITTEE MOTION 12/18/12:

(Thorsen /Grunow 8-1-0) Findings can be made for a Coastal Development Permit for an 866 SF addition to an existing single family residence on a 0.24 acre site at 1553 Copa De Oro Drive.

In Favor: Collins, Grunow, Gurnow, Hayes, Merten, Thorsen Welsh

Oppose: 0

Abstain: Benton, as chair

MOTION PASSES

4. COURTESY REVIEW 2/19/13

Project Name: **THE PLAZA**
 7863 Girard Avenue Permits: ----
 Project #: ---- DPM: ----
 Zone: LJ PDO Zone 1 Applicant: James Alcorn 858-459-0805

Scope of Work:
 Remodel entrance areas, walks, and interior public spaces in an existing 2-story building on a 0.27 acre site at 7863 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan.

The Applicant presented plans and drawings of the proposed modifications. The Plaza is the site of the former Jack's and also where Panera is currently. Floor area will be reduced, the courtyard opened up. The elevator will be moved from the interior courtyard to near the Girard entry. The elevator tower maybe be planned for greater than 30 ft, a problem with Prop D. Parking: required 59, existing 66, actually available 113 with some being valet. Underground parking is under the Brooks Brothers building. Lower levels will be raised to the street levels so entrances will be at grade level. Awnings will be removed, sidewalk overhangs will be removed. FAR allowed 2.0, existing 1.95, proposed 1.83.

DPR Members Comments, in summary:

1. This is a significant and very nice improvement. Enhancement to that corner. Encourage the owner to proceed with the project. Overall, expressions are very positive.
2. The elevator tower is a nice feature, adds to the appeal of the Project. Tower height over 30 ft will be a Prop D problem for the Community.
3. Patron parking under the Brooks Brothers Building has never been successful for this building. Requiring employees to use the underground parking will free up surface and other street parking spaces. Requiring valet parking to use the underground spaces will do the same. These could be useful for an approval.

recorder setting 22 00 27 44

5. FINAL REVIEW 2/19/13 (PREVIOUSLY REVIEWED 12/18/12 & 1/15/13)

Project Name: **HUCKINS RESIDENCE**
1545 Virginia Way Permits: CDP
Project #: PO# 293001 DPM: Laura Black
Zone: RS-1-7 LBlack@sandiego.gov
Scope of Work: Applicant: Ricardo Torres 619-231-9905
Sustainable Expedite Program (process 2) Coastal Development Permit to construct a 3,818 sq ft, two-story, above basement, single family residence on a 7,000 sq ft vacant lot located at 1545 Virginia Way in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking, Transit Area.

Provided for FINAL REVIEW: *Applicant response in italics.*

1. Please provide topographic map of property and surroundings (canyon, alley, neighbors) at least 50 ft radius. *Topo map showing property and surroundings provided. The contractor is using the topo map to restore the surface. Presented an email from DSD saying the CDP can't be approved until the Notice of Violation from Code Enforcement is cleared.*

2. Can the house be setback an additional 3 ft? (Grading to the back has been done.) *Applicant says no, they are complying with the 15 ft front yard setback. They have a front deck which makes a notch on the South West corner which does offer more view for the neighbors.*

Torres: Made assurances that they were working with the neighbors on the retaining wall issue, and that their contractor was aware of the problems.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to construct a 3,818 sq ft, two-story, above basement, single family residence on a 7,000 sq ft vacant lot located at 1545 Virginia Way.

(Collins / Liera 7-0-1)

In Favor: Collins, Costello, Grunow, Kane, Liera, Thorsen, Welsh

Oppose: 0

Abstain: Merten, as chair

MOTION PASSES

recorder setting 22 00 51 54

6. COMMITTEE DISCUSSION 2/19/13:

Kane: Inquired if there are additional comments on her proposed policy for the DPR Committee Exhibits (1st draft dated Dec 19, 2012). We should discuss in more detail at the next meeting. There is the current policy instructs applicants that they should prepare exhibits to present to 10 or more people. It is up to the applicant to properly prepare.