

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For
OCTOBER 2013

October 08 2013 Present: Benton (Chair), Costello, Collins, Leira, Mapes, Merten, Welsh
October 15 2013 Present: Benton (Chair), Costello, Collins, Kane, Leira, Mapes, Merten, Welsh

1. NON-AGENDA PUBLIC COMMENT 10/08/13

Phil Merten and Mike Costello discussed the 754-758 Bonair project (last reviewed August 13, 2013), which was presented at the October 3 CPA meeting. The project was ultimately recommended for approval by the CPA.

2. FINAL REVIEW 10/08/13 (PREVIOUSLY REVIEWED 09/10/13)

Project Name: **MORSE RESIDENCE CDP/SDP**

5550 Calumet Ave.	Permits:	CDP, SDP
Project #: 323667	DPM:	John Fisher, (619) 446-5231
Zone: RS 1-7		JSFisher@sandiego.gov
	Applicant:	Tim Martin, (760) 729-3470

Scope of Work:

(Process 3) CDP & SDP to remodel existing SFR, add 930 sq. ft., w/2nd-story addition, & reconstruct existing wood deck on a 0.12 acre site at 5550 Calumet Ave. in the RS-1-7 zone of the La Jolla Community Plan area; Coastal (appealable), Coastal Height & Sensitive Coastal Overlay; First Public Roadway; Geo 12, 47 & 53; ESL-Sensitive Coastal Bluffs; Parking Impact-Coastal & Beach, Residential Tandem & Transit Area Overlay.

APPLICANT PRESENTATION 10/08/13 (Tim Martin):

The applicant presented a design for remodeling and additions to the existing residence. Development of the site is limited by the 40-foot setback from the existing seawall. All improvements in this project will be landward of the 40-foot setback. Certain changes have been negotiated with the Coastal Commission staff about the existing decks on the seawall.

Also presented were:

- a) *A review of the 1973 EMRA regarding the seawall. The chain link fence at mid-height of the seawall will remain. Alternatives were considered, but the fence is considered both necessary and the most durable solution.*
- b) *The original CC&Rs dating to 1951 were presented and were reviewed: minimum dwelling size, 2 stories permitted, and single-family residences establish the original pattern of development.*
- c) *Provided landscape and FAR calculations: landscape is approximately 14%, if a grasscrete driveway is included, FAR = 58% (maximum = 59%).*
- d) *A materials sample board was presented: bevel siding and stucco, rounded rock at the chimney, copper gutters and downspouts.*
- e) *Provided information on the shotcrete treatment of the existing seawall: the concrete will be stained to provide a varied and mottled pattern that has more brown.*
- f) *Provided a review of three photographs from different eras showing the pattern of development.*

DISCUSSION 10/08/13

A discussion ensued about the proposed design and the information presented.

SUBCOMMITTEE MOTION: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct an addition of 930 sq. ft., at the first and second stories, and reconstruct existing wood deck at 5550 Calumet Ave.

(Merten/Collins 6-0-1)

In Favor: Collins, Costello, Mapes, Leira, Merten, Welsh

Oppose: 0

Abstain: Benton, as Chair

Motion Passes

3. PRELIMINARY REVIEW 10/08/13

Project Name: **GIUSTI RESIDENCE**

7062, 7064 Vista del Mar	Permits:	CDP
Project #: 241883	DPM:	Michelle Sokolowski, (619) 446-5278
Zone: RS-1-7		msokolowski@sandiego.gov
	Applicant:	Dena Gillespie, 858.756.1982

Scope of Work:

A Coastal Development Permit to demolish an existing duplex and construct a new, approximately 2,593-square-foot, two-story, single-family residence (with 962 square foot basement), pool, spa and cabana on a 0.09-acre site located at 7062 Vista Del Mar Avenue in the RS-I-7 Zone, the Coastal Overlay Zone (Coastal Commission Appeal Jurisdiction), the Coastal Height Limit Overlay Zone, the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 10/08/13: (Dena Gillespie)

The applicant presented the proposed design, which is the new construction of the proposed residence, with a basement garage entered by a driveway from Vista del Mar, two stories of residence, a roof deck, and conversion of the existing garage to a cabana. FAR = .44, Landscape = .25

DISCUSSION 10/08/13

A discussion ensued about the proposed design, including the nature of the development as it relates to the character and scale of the neighborhood, the composition of the design, the use of stucco and tile roofs, the roof deck, the cabana, and the relatively steep driveway.

Please provide for FINAL REVIEW:

- A photomontage of the street frontage, showing the existing condition and the proposed residence, imposed to scale next to the adjacent buildings.
- At the north elevation, improved articulation of the wall using windows, horizontal variation in the wall plane, and other elements
- Check the visibility triangle at the driveway: it appears to be blocked by the garden walls and retaining walls at both sides of the driveway.

FINAL REVIEW 10/15/13 (Previously reviewed 10/08/13)

APPLICANT PRESENTATION 10/15/13 (Dena Gillespie):

The applicant reviewed her responses to the additional items requested. The photomontage was presented, as was a revised north elevation, with a projecting bay and decorative elements. The visibility triangles were reviewed and found to be improperly located and dimensioned. The applicant marked a revised site plan with the proper location and size, and this is a part of the record.

DISCUSSION 10/15/13

A discussion ensued about the proposed design, with the additional information presented.

SUBCOMMITTEE MOTION: Findings can be made to recommend a Coastal Development Permit and Site Development Permit to construct a new, approximately 2,593-square-foot, two-story, single-family residence (with 962 square foot basement), pool, spa and cabana at 7062 Vista del Mar.

(Collins/Costello 5-0-3)

In Favor: Collins, Costello, Mapes, Merten, Welsh

Oppose: 0

Abstain: Leira, Kane, and Benton, as Chair

Motion Passes

4. FINAL REVIEW 10/15/13 (PREVIOUSLY REVIEWED 10/16/12, 11/13/12, 1/8/13, 02/12/13)

Project Name: **GIRARD AVENUE MIXED USE**

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

Scope of Work:

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.

APPLICANT PRESENTATION 10/15/13 (Ashley Prikosovits and Phillip Quatrino):

The applicant reviewed her responses to the items previously requested, and noted changes to the design as previously reviewed.

DISCUSSION 10/15/13

A discussion ensued about the proposed design, with the additional information presented. The interpretation of the various zoning ordinances was discussed, and the applicants presented reasoning for their interpretation. The members of the Committee as well as public expressed concern that the building appears to be three stories in height, and the reasoning for the calculation of stories appears flawed.

SUBCOMMITTEE MOTION: Findings can **NOT** be made for a Coastal Development Permit and Map Waiver to waive the requirements of a Tentative Map to construct the proposed eight residential condominium units and one 5,125 square foot commercial condominium unit in a three-story building (where a maximum of only two stories is allowed) at 7610 Girard Avenue. The proposed design is consistent with neither the intent nor the letter of the LJPDO, which clearly is intended to promote pedestrian-friendly accessible commercial environments with two-story buildings. The proposed project is not consistent with the neighborhood character of existing commercial development in the immediate vicinity of this LJPDO Zone 1 project site. The quality of the plaza space at the lower level fronting Girard Avenue is very poor. The placement of commercial uses 5’ to 7’ below the sidewalk level is not consistent with the PDO requirement that commercial uses be placed at the ground floor. The limited visibility of the commercial spaces and the difficulty in accessing the lower commercial level is not consistent with the neighborhood commercial character, nor with the intent nor spirit of the LJPDO. The proposed three-story building violates the LJPDO whether or not the overall structure height conforms to the SDMC.

(Leira/Kane 7-0-1)

In Favor: Leira, Kane, Collins, Costello, Mapes, Merten, Welsh

Oppose: 0

Abstain: Benton, as Chair

Motion Passes

5. PRELIMINARY REVIEW 10/15/13

Project Name: **CAFÉ LA RUE SIDEWALK CAFÉ NUP**

Project Name:	1132 Prospect Street	Permits:	NUP
Project #:	338454	DPM:	Laila Iskandar, (619) 446-5297
Zone:	1-A		LIskandar@sandiego.gov
		Applicant:	Carey Algaze, 619.296.9000 x 178

Scope of Work:

(Process 2) A Neighborhood Use Permit (NUP) for a 198-square-foot sidewalk cafe for an existing restaurant at 1132 Prospect Street in Zone 1 of the La Jolla Planned District within the La Jolla Community Plan and Local Coastal Program Land Use Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), and Transit Area Overlay Zone.

APPLICANT PRESENTATION 10/15/13 (Carey Algaze):

The applicant presented the proposed design, which is the new construction of the seating area enclosure, showing the path past the seating area, and the diminution of width of the pedestrian way. The valet parking station will be relocated away from the sidewalk area to a location on the private property.

DISCUSSION 10/15/13

A discussion ensued about the proposed design, including the changes to the pedestrian route, the relocation of the valet station, ADA accessibility to the restaurant and the seating area, the possible removal or relocation of a palm tree that is less than 4 feet from the perimeter guard, and the nature of construction of the perimeter guard. The committee and members of the public expressed concern about the “pinch point” of the sidewalk, as this is a fairly busy pedestrian area.

Please provide for FINAL REVIEW:

- a) Add the valet station to this application, showing the relocated position and dimensions, located on the private property.
- b) Show the accessibility dimensions for the seating area.
- c) Remove or redesign the gate so that it will not extend further onto the sidewalk.
- d) Evaluate the possible relocation of the palm tree.
- e) Provide a floor plan of the proposed seating within the Café la Rue interior and exterior spaces.
- f) Provide calculations of total existing and proposed table seating for the La Valencia property.