

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

**REVISED COMMITTEE REPORT**

**For  
NOVEMBER 2013**

**November 12 2013 Present:** Benton (Chair), Costello, Collins, Leira, Mapes, Merten, Welsh  
**November 19 2013 Present:** Benton (Chair), Costello, Collins, Kane, Leira, Mapes, Welsh

**1. NON-AGENDA PUBLIC COMMENT 11/12/13**

Mike Costello:

1. *The Henely Appeal will be heard by the Planning Commission on Thursday, November 14.*
2. *The LJCPA subcommittee will meet December 2 to review the matter of short term / vacation rentals.*
3. *Mike Costello has distributed the Geology Report by Robert Hawk via email to all DPR Members as a fine example of a Geology report and bluff repair.*

**2. NON-AGENDA PUBLIC COMMENT 11/19/13**

Mike Costello:

1. *The Bonair triplex project (3 units at the east end of Bonair, next to the bike path) will be presented at a Senior Planner hearing tomorrow (11/20/13).*

**3. FINAL REVIEW 11/12/13 (PREVIOUSLY REVIEWED 10/15/13)**

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

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 x178

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 11/12/13 (Carey Algaze):**

*The applicant presented the requested information including a revised design showing the relocation of the palm tree, the location of the valet station indicated entirely on private property, the gate deleted, and additional floor plans and dimensional information.*

**DISCUSSION 11/12/13**

*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 removal or relocation of a palm tree for the minimum clearance of approximately 7'-4", and the nature of construction of the perimeter guard. The committee expressed concern about the "pinch point" of the sidewalk and the sharp corner of the guard rail. A discussion ensued about the changes to the pavement slope and finish, with a change on the order of 1½" in elevation of the walk, to be located in line with the guard rail.*

**Please provide for FINAL REVIEW:**

- a) Consider repaving the entire area so that a more continuous appearance is provided. Provide a comprehensive plan with spot elevations, showing transitions, area of work, and slopes. A comprehensive plan may also address the entire frontage, with the other encroachments into the public street.
- b) Consider a rounded or 45-degree angle at the corners of the railing.
- c) Provide a more detailed elevation of the walk, the railing, and the south elevation of the building at  $\frac{1}{4}'' = 1'-0''$  or larger scale.
- d) Provide more detailed information on the palm tree location.

**FINAL REVIEW 11/19/13**

**APPLICANT PRESENTATION 11/19/13** (Carey Algaze and Claude Anthony Marengo):

*The applicant presented the above information including a revised design, including further relocation of the palm tree with at least 8 feet clearance, a revised pavement plan showing the finished pavement elevation, and a narrower seating area with the reduction in number of seats. The designers felt that the angled or curved treatment at the corners is not appropriate.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, including the changes to the pedestrian route, the configuration of the seating and the passage, the changes to the sidewalk, and the likely requirements of the EMRA. It was also noted that this area has a fairly high amount of pedestrian traffic with movement of cars and luggage.*

**SUBCOMMITTEE MOTION:** Findings can be made for a Neighborhood Use Permit (NUP) for a sidewalk café for an existing restaurant at 1132 Prospect Street, as presented.

(Benton/Kane 3-4-0)

In Favor: Costello, Kane, Welsh

Oppose: Benton, Collins, Leira, Mapes

Abstain: none

**Motion Fails: Project is not recommended for approval.**

**4. PRELIMINARY REVIEW 11/12/13**

Project Name: **Neptune SCR**

6767 Neptune Place

Permits: SCR

Project #: 343572

DPM: Jeff Peterson, (619) 446-5190

Zone: RM-3-7

JAPeterson@sandiego.gov

Applicant: C-A Marengo, 858-459-3769

Scope of Work:

**\*\*SUSTAINABLE BUILDING EXPEDITE PROGRAM\*\*** SCR (PROCESS 2) to reduce the number of units from 24 to 18 for a residential apartment complex on a 0.56 acre site. The original project was approved pursuant to Coastal Development Permit No. 518964 and Site Development Permit No. 519873, and an Extension of Time for the permits was approved on September 11, 2013. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is located at 6767 Neptune Place in the RM-3-7 Zone, Coastal Overlay Zone (Appealable), Coastal Height Limitation Overlay Zone, Sensitive Coastal Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking and Transit Area Overlay Zones within the La Jolla Community Plan and the Local Coastal Program Land Use Plan.

**APPLICANT PRESENTATION 11/12/13 (Claude-Anthony Marengo):**

*The applicant presented a design. Note that this was previously granted an Extension of Time pending the sale of the property, and now the owner wishes to consider a reduced number of units, with increased setbacks, in a different site plan configuration and design. The units in this proposal are simplified and linear. The distances to the minimum and maximum setbacks are increased. The entrance drives for the parking garage are reconfigured so that the entrance is from Playa del Norte and the exit is to Playa del Sur. Parking is entirely on one level, with most spaces in a tandem configuration.*

**DISCUSSION 11/12/13**

*A discussion ensued about the proposed design, including the changes to the building setbacks, the change in materials and configuration at the elevations, the berm, the entrance drive, and the placement of the building on the site.*

**Please provide for FINAL REVIEW:**

- a) Consider a more articulated elevation at the three principal elevations, so that the “banding” is less prominent.
- b) Provide a neighborhood context study.
- c) Provide sections at the berm and fire pit area.
- d) Provide information on the photovoltaic and wind generation equipment.

**FINAL REVIEW 11/19/13**

**APPLICANT PRESENTATION 11/19/13 (Claude-Anthony Marengo):**

*The applicant presented the above information including a section at the berm, a photographic neighborhood context study, and a revised design for the horizontal “banding” at the balconies which changed the color of the stucco finish. The wind generation is not being considered for this project. The Applicant reviewed the setbacks (two on each side) for the different street frontages and the slopes of the driveway access to the garage. The Applicant reviewed the configuration of the parking in the garage.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, including the changes to the exterior finishes and the neighborhood context, the building setbacks relative to the required and minimum setback, and other changes to the design. The prominence of the site and the shape of the building were also discussed. During the discussion, the Applicant offered to increase the step back at each deck level, and noted that on a drawing.*

**SUBCOMMITTEE MOTION:** Findings can be made for the Substantial Conformance Review of the Coastal Development Permit and Site Development Permit to reduce the number of units from 24 to 18 for a residential apartment complex at 6767 Neptune Place, and as modified at the LJDPR meeting 19 November 2013, allowing for additional horizontal dimension to the step-back at the balconies, which shall be increased as follows: first floor: 2’-0”, second floor: 1’-0”, roof: 3’-0”; achieved either by an increased setback at the upper balconies or a reduced setback at the lower balconies.

(Collins/Kane 6-0-1)

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

Oppose: none

Abstain: Benton

**Motion Passes**

## 5. PRELIMINARY REVIEW 11/12/13

Project Name: **BC Camino**

6106 Camino de la Costa  
Project #: 325514  
Zone: RS-1-5

Permits: CDP, SDP, Variance  
DPM: Sandra Teasley, (619) 446-5271  
steasley@sandiego.gov  
Applicant: C-A Marengo, 858-459-3769

Scope of Work:

CDP, SDP and Variance (PROCESS 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence consisting of an approximate 3,528 square foot addition and second driveway where only one is permitted, to an existing 5,493 sq ft, 2-story residence located at 6106 Camino De La Costa. The site is in the RS-1-5 zone, Coastal (appealable), Coastal Ht, Environmentally Sensitive Lands (bluffs), 1st Public Roadway, and Parking Impact Overlay zone in the La Jolla Community Plan.

### **APPLICANT PRESENTATION 11/12/13 (Claude-Anthony Marengo):**

*The applicant presented a design. Note that this proposes additions to an existing residence. The existing variance for this property will be used to construct a new garage, which will provide spaces for four cars in two tandem aisles. The driveway at the existing garage will be closed and the existing garage will be converted to a different use. The other alterations to the house include an enlarged living room, exterior decks, and second-floor additions.*

### **DISCUSSION 11/12/13**

*A discussion ensued about the proposed design, including the significance of the variance, the parking configuration, the decks, and the heights of the additions. Members of the public commented about the appearance of the building composition from the street and the massing.*

### **Please provide for FINAL REVIEW:**

- a) Materials sample board or images.
- b) Provide a photo summary of the existing building showing materials and finishes.
- c) Provide a neighborhood context study on this side of the street, 300 feet in each direction.
- d) Provide landscape plans and additional information on the treatment of the front yard.
- e) Provide the geotechnical report.
- f) Provide information on the height of the proposed structures relative to the buildings on both sides.

## **FINAL REVIEW 11/19/13**

### **APPLICANT PRESENTATION 11/19/13 (Claude-Anthony Marengo):**

*The applicant presented the above information, and had previously emailed the geotechnical report and variance information. It appears that the original variance permitted two garages fronting the street, in a configuration similar to the proposed design. The Applicant reviewed the building massing and the views from nearby properties.*

### **DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, focusing on the appearance of the garage, and a neighborhood pattern in which the street seems crowded with garages. Members of the public commented about the appearance of the building composition from the street and the massing. The Applicant proposed that the appearance of the garage would be altered through the use of more residential-scale elements, such as windows containing frosted glass or divided lights, and this was noted in the drawings.*

**SUBCOMMITTEE MOTION:** Findings can be made for an amendment to the Coastal Development Permit and Site Development Permit and Variance (Process 3) to amend CDP, SCR & Variance 91-0332 for an addition to a single-family residence as presented for 6106 Camino de la Costa.

(Benton/Kane 6-0-1)

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

Oppose: none

Abstain: Benton

**Motion Passes**

**6. SUBCOMMITTEE MOTION 11/19/13:** To appoint Mike Costello Chairman ProTem.

(Benton/Kane 7-0-0)

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

Oppose: 0

Abstain: 0

**Motion Passes**

**7. FINAL REVIEW 11/19/13 (PREVIOUSLY REVIEWED 08/21/12, 11/20/12, SITE VISIT 11/13/12)**

Project Name: **THE RESERVE**

	6850 Country Club Drive	Permits:	CDP, PDP, SDP
Project #:	292065	DPM:	Glen Gargas 619-446-5142
Zone:	RS-1-4		GGargas@sandiego.gov
		Applicant:	Greg Shannon 858-414-6777

Scope of Work:

(Process 4) CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located at 6850 Country Club Drive and is within Zone RS-1-4/Coastal Overlay (Non-appealable), Coastal Height, Parking Impact, Brush Management, Very High Fire Hazard, Earthquake Fault Buffer, and Open Space Overlay Zones in La Jolla Community Plan.

**APPLICANT PRESENTATION 11/19/13 (Greg Shannon, James Alcorn):**

Applicant showed PowerPoint and presented Design Guidelines for Parcel # 2 (110 pages) and Parcel # 3 (108 pages). **No Guide Lines prepared for Parcel # 1 as the building shown is existing and no others planned. (Hardcopy Guidelines are available at the Alcorn & Benton office.)** *These permits, CDP, etc., will allow future owners to build within the options and restrictions in the "Guidelines." Owners would still need to come to the Community Groups for an SCR. Many significant changes since last year.*

*Parcel # 1 No longer asking for CDP, smaller project. Will sell to Foxhill / Copley Trust.*

*Parcel # 2 Extensive redesign*

*Parcel # 3 Parcel is larger, about 22 Acres*

*Parcel # 4 Removed from Plan*

*Agreements were reached that all encroachments will be removed (so no longer asking for their CDP); granted easements. Parcels #2 and #3 require CDPs for design guidelines, buildings, and the projects.*

*Parcel # 2 House is now 5,000 sq. ft. max. 5 ft. lower in height, house pushed into the hill. Worked with neighbor. Height max 22 ft., not 30 ft. Keeping large Lemonade Berry shrubs.*

*Parcel # 3 Not much change in buildable areas. 1° building, main house, 25,000 sq. ft. 2° building can be guest house. 3° building can be pool house, barn.*

*Fencing Plans were shown by photographic examples and specifications by PowerPoint and in "Guidelines." All 6 feet high maximum.*

*Type A – Open: easily seen through, at part of Reserve perimeter*

*Type D – "open" for animals, on part of perimeter*

*Type C – some on perimeter, some on private property*

*Type B – around private property. If not fences around private property, the City wants concrete berms 6” x 6”. The biggest reason for fences is the problem of human intrusion.*

*Color Palettes were presented showing how they match the natural colors of the environment.*

### **DISCUSSION 11/19/13**

**DPR Committee:** *Remove duplicate fences on perimeter (Yes). Where does runoff go? Off property? Can you get open space / conservation area “Dedicated?” (See below.)*

**Irrigation.** *By Fire Dept standards: Zone 1, must irrigate, Zone 2, irrigate until plants are established, Zone 3 irrigation not allowed.*

**Public Comments:** *Mary Soriano, Sally Miller, John Detwiler, Alan Coxwaine: Expressed concerns about runoff to property below and concerns about irrigation runoff to below. An extensive hydro management study was provided and reviewed. BMP requires Bio-filters and Bio-retention and are planned. Runoff issues minimal since most of site is permeable. Only minimum irrigation will be allowed. Currently drainage goes to City storm drains off the Reserve site.*

*Colin Seid, Edward Lake, Tom Fetter, neighbors: Expressed supportive comments*

*Kevin Johnson, Attorney for some neighbors: Requested that the entire site be considered a passable wildlife corridor, with bottom of fence open for animals. Have Type A fence not obstruct views. No non-native vegetation; no plants to obstruct views. Limit vegetation height to roof line. How will conditions be enforced? Compliance certification? Compliance funding?*

*Greg Shannon: Many and significant changes have been made to accommodate neighbor and City concerns.*

*Greg Hyytinen: Conservation areas are a covenant of easement. City will not “Dedicate.” Easement issues would be Code Compliance issues.*

**SUBCOMMITTEE MOTION:** Findings can be made for a CDP, PDP, SDP (ESL) and Vesting Tentative Map to subdivide a 25.14 Acre site into three parcels (three SDU). The site is located at 6850 Country Club Drive.

(Collins/ Welsh 2-3-1 )

In Favor: Collins, Welsh

Oppose: Kane, Leira, Mapes

Abstain: Costello, as Pro Tem

### **Motion Fails**

- Committee concerns:
1. Drainage, runoff, as it leaves the Reserve to property below. Mechanism to retain on site, or move to City storm drains?
  2. Tree height limit
  3. Require more specificity of fence types
  4. Require more specificity about allowed plant species.
  5. Recommendation to consult with Mr. Johnson

**The committee requested that the Applicant return to the DPR to address these concerns.**

### **8. PRELIMINARY REVIEW 11/19/13**

Project Name: **Paydar Residence EOT**  
7227 & 7247 Fairway Rd

Project #: 318475

Zone: RS-1-4

Permits: EOT, CDP

DPM: Will Zounes, (619) 687-5942

WZounes@sandiego.gov

Applicant: Kim Campbell, 858-229-9684

**Scope of Work:**

Extension of Time for Coastal Development Permit No. 587174 (Process 2) to demolish a single family residence and construct a 13,624 square foot residence with detached guest quarters on a 0.9-acre lot located at 7227 & 7247 Fairway Rd. The site is in the RS-1-4 Zone, Coastal (non-appealable), Coastal Height & Parking Impact Overlay Zones within the La Jolla Community Plan.

**APPLICANT PRESENTATION 11/19/13 (James Galvin):**

*The applicant presented materials for a Coastal Development Permit and Site Development Permit which is currently valid. The Applicant is not proposing any changes to the proposed design: this application is solely for an Extension of Time. No variances are proposed in the current approved design.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, focusing on the current state of the site, the proposed scale of development and the height of the improvements.*

**SUBCOMMITTEE MOTION:** Findings can be made for an Extension of Time amendment to the Coastal Development Permit No. 587174 as presented for a lot at 7227 & 7247 Fairway Road. (Collins/Mapes 6-0-1)

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

Oppose: none

Abstain: Benton

Motion Passes

**9. PRELIMINARY REVIEW 11/19/13**

Project Name: **Harbach Residence**

Project #: 5372 Calumet

Zone: 319596

Zone: RS-1-7

Permits: CDP, SDP

DPM: Glen Gargas, (619) 446-5142  
GGargas@sandiego.gov

Applicant: David Dombroski,  
858-792-2800

**Scope of Work:**

Coastal Development and Site Development Permit (Process 3) for ESL to demolish a one-story, single-family residence and construct a 4,757 square foot, two-story over basement, single-family residence on a 0.20-acre property. The site is located at 5372 Calumet Avenue, in the RS-1-7, Coastal Overlay (appealable), Coastal Height, Sensitive Coastal (bluffs), Parking Impact Overlay Zones, and First Public Roadway in the La Jolla Community Plan.

**APPLICANT PRESENTATION 11/19/13 (Bill Hayer):**

*The applicant presented a design for the proposed residence. He reviewed the site constraints, the view easement across the property, and the neighborhood character. He presented materials samples.*

**DISCUSSION 11/19/13**

*A discussion ensued about the proposed design, including the view across the property, the scale and mass of the proposed design, and the relationship to the neighborhood.*

**Please provide for FINAL REVIEW:**

- a) A summary of neighborhood character on this side of the street for a distance of at least 5 homes.
- b) An historic report of the existing home.
- c) A geologic report.