

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
For
APRIL 2014

April 8, 2014 Present: Benton (Chair), Collins, Costello, Kane, Mapes, Welsh, Leira
April 15, 2014 Present: Benton (Chair), Collins, Costello, Kane, Mapes, Welsh

1. NON-AGENDA PUBLIC COMMENT 04/15/2014

Issues not on agenda and within LJ DPR jurisdiction.

- 1. Diane Kane expressed concern about the parking of cars and storage of materials in the public streets. This condition has been worsened as many sites are completely built out and there are no areas left on the construction site for these uses. This is both hard on the streets and the traffic in the neighborhood is quite congested. Some areas have restricted parking and red zones that are similarly congested. City enforcement of Traffic Control Plans and a requirement for a parking and storage plan may be beneficial.*
- 2. This committee is presently shorthanded with 8 active members (2 seats unfilled). Please enquire or advise if other members of the community would be interested in serving on this committee.*

2. COURTESY REVIEW 04/08/2014

Project Name:	STEEL COTTAGES	Permits: CDP / SDP (To be determined)
	7991 & 7993 Prospect Place	DPM: n/a
Project #:	Not yet submitted	Applicant: Tim Martin, 858-349-3474
Zone:	RS-1-7	

Scope of Work:

Two early 1900's cottages rest on a 50' x 108' 5400 sf lot encumbered by an access easement. Both cottages are presumed to be eligible for historic designation. Property is in escrow, and applicant has prepared concept plans to preserve both cottages but merge them with an addition into a single family residence with two car garage. Applicant desires to present concept plans to gain input from DPR prior to buyer closing escrow. No application has been made to the City of San Diego. Project site is located at 7991 Prospect Place in the RS-1-7 zone in the Coastal, Coastal Height Limit, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones and within the La Jolla Community Plan.

APPLICANT PRESENTATION 04/08/14: (Tim Martin)

The proposed project was presented: reviewing the front and rear unit, and the current intention to develop the property by placing new construction between the two existing units. This design assumes that the rear unit will be rotated to provide a porch entrance to the east, and the rear yard setback will be reduced from 9 feet existing to 4 feet, where a rear yard setback of 13 feet is required. The new central element is 2 stories. Both existing buildings are one story in height. A basement may be considered below the new central element, with clerestory windows to the west to let light into the lower space.

Mr. Martin has had initial meetings with City Historic staff, and relayed his understanding of their concerns about the proposed development. The proposed development is 2,755 sf above grade, which includes a 450 sf garage plus a 725 sf basement below grade, on a 5,500 sf site. The maximum allowable development is 3,245 sf.

DISCUSSION 04/08/14

A discussion of the design focused on the potentially historic nature of these two houses as examples of beach cottages. Ms. Kane and Ms. Leira discussed aspects of the historic nature of these buildings, which are presently being studied by the La Jolla Historical Society. This site is one of the remaining assemblages of beach cottages. The parking garage with two cars and the access to the drive were discussed.

Members of the adjacent community discussed their thoughts about the project. Walter Binder, immediately to the north of the subject property, expressed concern about and the placement of a deck at the second floor and that the proposed development will be near the deck to the southwest portion of his property. Various thoughts were discussed about the proposed variance, the scale of the beach cottages and their composition, and the proposed development.

3. PRELIMINARY REVIEW 04/08/14 (PREVIOUSLY REVIEWED 03/18/14)

Project Name:	HERSCHEL RESIDENCES CDP/MW	Permits:	CDP, MW
	7452 Herschel Ave.	DPM:	Glen Gargas, (619) 446-5142
Project #:	343612		ggargas@sanidiego.gov
Zone:	RM-3-7	Applicant:	Daniel Linn, 858-459-8108

Scope of Work:

Coastal Development Permit and Tentative Map (originally submitted as a Map Waiver) (Process 3) to demolish an existing residence and construct a two-unit, three-story condominium building on a 3,200 square foot property. The project site is located at 7452 Herschel Ave. in the RM-3-7 Zone, Coastal Overlay (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 04/08/14: (Daniel Linn)

The proposed project was presented with the presentation materials previously requested. The material sample board was discussed, including a sample of the principal exterior materials. The elevation study showed the relationship of the adjoining windows to the proposed development. A pattern has been added to the proposed driveway. The building height was compared to the neighborhood pattern with an exhibit showing both sides of the street. The trees were reviewed: Jacaranda and Tipuana Tipu at the street. These will be located a greater distance from the property line.

DISCUSSION 04/08/14

A discussion of the design focused on various aspects of the street elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with relatively large buildings.

SUBCOMMITTEE MOTION: Findings **CAN** be made for a Coastal Development Permit to allow the proposed development to construct a two-unit, three-story condominium building on a 3,200 square foot property at 7452 Herschel Ave.

(Collins / Costello 4-1-2)

In Favor: Collins, Costello, Kane, Mapes

Oppose: Welsh

Abstain: Leira having been absent from the first presentation; Benton as Chair

Motion Passes

4. PRELIMINARY REVIEW 04/15/14

Project Name: **MILLER RESIDENCE CDP**
1540 La Jolla Rancho Rd. Permits: CDP
Project #: 359608 DPM: Jeff Peterson, (619) 446-5237
Zone: RS-1-1 JAPeterson@sandiego.gov
Applicant: Kim Grant, 619.269.3630

Scope of Work:

(Process 2) Coastal Development Permit for the demolition of an existing 1,794 square foot single-family dwelling unit and 400 square foot garage, and the construction of a new, two-story, 9,876 square foot single-family dwelling unit, 973 square foot habitable accessory structure, a 1,699 square foot garage and associated improvements on a 1.0 acre site. 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 1540 La Jolla Rancho Road in the RS-1-1 Zone within the La Jolla Community Plan and Local Coastal Program Area, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable Area 1), and the Parking Impact Overlay Zone (Coastal Impact Area).

APPLICANT PRESENTATION 04/15/14: (Kim Grant)

The proposed project was presented with minor changes that have recently been requested by the owner. The site slopes from the northeast corner down toward the southwest corner, and the proposed residence is sited at the middle-depth of the site. The house floor area is increased by 633 sf and easterly garage area has increased by 283 sf for a 4-car garage. A shade structure comprising 256 sf is also proposed. FAR is 0.32. The existing large Torrey Pine tree will be retained. The owner plans to preserve the tree and will investigate existing roots as construction progresses, and reduce portions of a trellis structure as needed to preserve the tree. The garage orientation has been changed to provide entrance to the south, facing the access from the easterly drive, rather than requiring a turn at the entrance court.

Proposed materials include heavy shake-like shingle tiles, white painted wood detailing and trim, cedar shingle siding. Examples of these material choices were presented. The relation of the one- and two-story portions of the design was presented in elevation and section, and in relation to the neighboring properties.

DISCUSSION 04/15/14

A discussion of the design focused on various aspects of the site planning and elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with relatively large buildings. The site retaining walls and the progression in grade from the entrance drive to the rear yard of the property were reviewed.

Please provide for FINAL REVIEW:

- a) Designate locations for air conditioner compressors.
- b) Provide elevations of the pool changing building.
- c) Provide information on the changes in grade at the perimeter walls in relation to the neighbors.
- d) Provide information on a construction plan that will limit parking by construction workers and material suppliers on the public streets.
- e) Provide photographs from the pool cabana location toward the southwest.
- f) Provide alternation in the expression of the exterior side walls of the house. It is recommended that variations be incorporated that are no more than 50 feet in horizontal dimension and offsets of at least 3 feet.
- g) Please provide a material sample board showing roof tiles, siding, paint selection, and brick, as well as the pavement for the motor court.

5. FINAL REVIEW 04/15/2014 (PREVIOUSLY REVIEWED 02/18/2014)

Project Name: **SCHULTZ RESIDENCE CDP**
1650 La Jolla Rancho Rd. Permits: CDP
Project #: 349769 DPM: Sandra Teasley, (619) 446-5271
Zone: RS-1-1 STeasley@sandiego.gov
Applicant: Dave Lyon, 858.775.0419

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a new residence with garages, pool, and site walls/fencing. The site is at 1650 La Jolla Rancho Road in the RS-1-1 zone of the La Jolla Community Plan area, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (non-appealable), Coastal Impact Area, and Parking Impact Overlay Zone. The proposed residence will comprise 8,625 sf including the 3-car garage. The Lot Coverage of the 1.2-acre site is 18%. The landscaped area is 67% of the site.

APPLICANT PRESENTATION 04/15/2014 (David Lyon & Gary Stone):

The applicant presented the proposed design, and the principal site planning issues. The overall design features and finishes were reviewed. The existing access route, vegetation, and the scale and nature of the neighborhood were discussed, as well as a street dedication at the north frontage to widen Buckingham Drive. The grades and progression from the rear of the house to the gardens, swimming pool, and tennis court were reviewed. Several large trees in the rear yard are to be retained. Street trees at the Buckingham Drive frontage will be provided by preserving several existing pine trees.

DISCUSSION 04/15/2014:

A discussion ensued regarding the nature of the building massing and the landscaping. It was noted that some of the design is placed to preserve certain existing trees. The scale, massing and character of the proposed structure were discussed. The applicant indicated that the construction workers and material suppliers will be able to use the existing 50-foot wide access driveway for parking, rather than parking on La Jolla Rancho Road.

SUBCOMMITTEE MOTION: Findings **CAN** be made for a Coastal Development Permit to demolish an existing residence with garage, and construct a new residence with garages, pool, and site walls/fencing. The site is at 1650 La Jolla Rancho Road.

(Welsh/Collins 5-0-1)

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

Oppose: None

Abstain: Benton as Chair

Motion Passes