

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

January 13, 2015 Present: Benton (Chair), Chiu, Collins, Costello, Leira, Mapes, Ragsdale, Welsh

January 20, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will

1. REVIEW AND APPROVAL OF MINUTES 1/13/15:

1. The minutes of December 9, 2014: Addition to Verizon Mandrell, item 5: Explanation of request for additional information proposed by Angeles Leira.
2. The minutes of December 16, 2014: No changes.

SUBCOMMITTEE MOTION: The Committee adopts the Minutes for the December 9 and 16, 2014 meetings, as amended.

(Leira / Collins 6-0-2)

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

Oppose: None

Abstain: Benton, as Chair; Chiu

Motion Passes

2. NON-AGENDA PUBLIC COMMENT (1/13/15)

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

- a. *Matthew Welsh discussed the recent renovation of the Jonathan's building for the new cinema. By counting the courses of the masonry, it appears to him that the height is greater than 30 feet above existing grade. Parking spaces appear to have been eliminated by the addition of interior columns. It is not known if the matter was reviewed by the PDO committee.*
- b. *Paul Benton advised the Committee that his company has a project at 820 Prospect, which is the Tasende Gallery, which creates a conflict of interest. He requested that the Committee nominate a member to collect information and advise the Committee on the progress of this application.*

SUBCOMMITTEE MOTION: The Committee nominates Mike Costello to serve as the member to collect information and advise the Committee on the progress of this application for a project at 820 Prospect, which is the Tasende Gallery.

(Benton / Mapes 6-0-2)

In Favor: Chiu, Collins, Leira, Mapes, Ragsdale, Welsh

Oppose: None

Abstain: Benton, as Chair; Costello

Motion Passes

3. PRELIMINARY REVIEW 1/13/15

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

Project Name: La Jolla View Reservoir

Permits: CDP & SDP

Project #: 331101

DPM: Angela Nazareno, (619) 446-5277

Zone: Water District

anazareno@sandiego.gov

Applicant: Parita Ammerlahn 619-533-4162

Process 3. Demolish existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 1/13/15: (Parita Ammerlahn, Anders Egense, Anna Busing, Emmie Kayan)
The proposed project was presented, including the justification for the project which will include removal of the existing reservoir at Exchange Place. Construction practices will be governed by rules that will limit parking, movement of vehicles, and the generation of dust and hours of operation. The storage tank is roughly 120 feet in diameter and 60 feet deep. The roof of the tank will be below existing ground level, covered with 4 feet of soil. Construction will begin October of 2016 and be completed by April of 2018. A temporary access road will be constructed from the reservoir to Encelia Drive, which will be removed and the area restored after completion of construction.

This project will result in the removal of the existing reservoir at Exchange Place. The construction is located in sensitive park lands, which were addressed by a cultural resources survey and biological survey. Small areas of Southern Maritime Chaparral was found and will be protected, including rare plant and animal species in the MHPA. These will also be considered in the mitigation and revegetation plans which will include a Mitigation Monitoring and Management Plan. The environmental documentation has not yet begun.

DISCUSSION 1/13/15

A discussion ensued with comments about the location and the uses that would be instituted at the site. The water planning and design process were reviewed in concept, and some discussion about the decision process were discussed.

Dan Allen described concerns about protection of park land, wildlife habitat, and open space. It appears that the project will be visible during construction from Pearl Street. He quoted from the LJ Community Plan which states that protected open space is not to be disturbed (pdf page 48).

Please provide for FINAL REVIEW:

- a. Provide information on the excavation and revegetation, including specific areas that will be altered and then restored.
- b. Provide photographs or a graphic simulation of the view of the tank, temporary and permanent roads, and other construction areas from the Village from Pearl Street and the lower portion of Country Club Drive.
- c. Please provide information about the potential problem areas and the expected mitigation procedures.
- d. Please provide a copy of the Memorandum of Understanding between the Water Department and the other agencies.

The Applicant requested that this matter be continued to a future meeting.

4. REVIEW AND APPROVAL OF MINUTES 1/20/15:

1. The minutes of January 13, 2015: Discussed and no changes proposed

SUBCOMMITTEE MOTION: The Committee adopts the Minutes for the January 13, 2015 meetings, presented.

(Collins / Leira 5-0-2)

In Favor: Collins, Costello, Leira, Ragsdale, Welsh

Oppose: None

Abstain: Benton, as Chair; Kane, Will

Motion Passes

5. NON-AGENDA PUBLIC COMMENT (1/20/15)

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

a. *None*

6. FINAL REVIEW (Previously reviewed 12/16/14)

Project Name:	Amitai Residence	Permits:	CDP & SDP
	Ellentown Road	DPM:	John Fisher, (619) 446-5231
Project #:	388734		jsfisher@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Maas
			Safdie & Rabines

La Jolla SDP No. 24005109 Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way. The 0.465 acre site is in the RS-1-4 zone and Coastal (appealable area) Overlay Zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION 12/16/14: (Taal Safdie, Scott Maas)

The proposed project was presented, including a discussion of the site constraints and the presence of a zone of archaeological resources. The siting of the proposed house is planned to locate at the flattest portion of the site, with the area of archaeological resources protected left without any structural improvement. The proposed design is consistent with an interpretation of the midcentury modern designs in the neighborhood. The proposed residence is a composition of wood and glass elements with minor roof projections and trellises that reflect the pattern of development in nearby properties.

SUBCOMMITTEE MOTION 12/16/14: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.
(Ragsdale / Kane 4-5-0)

In Favor: Benton (Chair), Kane, Leira, Ragsdale

Oppose: Collins, Costello, Mapes, Welsh, Will

Abstain: None

Motion Fails for lack of a unanimous vote.

Please provide the following at the next presentation:

- a. *A materials sample board including paint colors*
- b. *Roof plan*
- c. *Sample of the glazing material*
- d. *Colored elevations*

This matter is continued to a later meeting.

APPLICANT PRESENTATION (1/20/15): (Taal Safdie, Scott Maas)

The proposed project was presented, including the additional information requested at the previous presentation. The roofing and fascia material, the glass, and the clear anodized aluminum frames. The exterior siding is a

recycled wood composite material. The wood deck will be teak or a similar material. The trellis is a combination of wood and metal. The community design standards were also described as they relate to the height of the trees. An archaeology study indicates that the archaeological monitoring program must be updated: this will be forthcoming in the future cycles. The Architect expects to return to the neighborhood association to present an updated landscape plan. FAR is 0.15, where 0.45 is permitted.

DISCUSSION 1/20/15:

A discussion ensued about the siting of the house on the site, the setbacks, and other features. The style and scale of the house appear to be consistent with the immediate neighborhood.

SUBCOMMITTEE MOTION (1/20/15): Findings CAN be made for a Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant lot located north of Ellentown Road and west of Horizon Way.

(Costello / Ragsdale 7-0-1)

In Favor: Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

Motion Passes

7. FINAL REVIEW (Previously reviewed 12/9/14)

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

Project Name:	Senyei Residence	Permits:	CDP & SDP
	1547 El Camino del Teatro	DPM:	Laura Black, (619) 446-5245
Project #:	383854		lblack@sandiego.gov
Zone:	RS-1-2	Applicant:	Michael Rollins
			619-993-6003

LA JOLLA 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' Coastal Development Permit (PROCESS 2) to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro. The 1.49 acre lot is located in the RS-1-2 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 12/09/14: (Michael Rollins)

The proposed project was presented, including the placement of the buildings and the site access and parking. The basement is 415 sf, not counted in the FAR. The garage is 1,051 sf. The total development is FAR = 0.20, less than the 0.45 maximum. Site drainage will be diverted toward the existing tennis court area, which is to be converted to a grass area. Various exterior decks will be provided at the exterior of the building. A total of 4 garage parking spaces are provided. The solar panels are configured so that they will not extend above the perimeter parapet.

DISCUSSION 12/09/14

A discussion of the design focused on the development of the site and the landscape elements. The heights of the various retaining walls were reviewed, although it is noted that the owner has already obtained a building permit for the retaining walls and impound basin.

Jim and Mary Berglund, the neighbors immediately to the south, are concerned that the proposed development will greatly reduce the amount of landscaping along the common property line, with the introduction of a motor court adjacent to his property. The concern is that there will be additional noise and light spilling onto their property. The purpose of the stormwater impound area was discussed, and the final configuration of the landscape design. Mr. Rollins resolved to meet later with these neighbors.

Please provide for the next presentation:

- a. Landscape plan with a description of the landscape elements.*
- b. Grading plan and quantities.*
- c. Retaining wall plans and elevations.*
- d. Provide an aerial view of the site with the neighborhood.*
- e. Elevations of the buildings without the landscape, colored to assist in visualizing the relationship of the various building and exterior elements.*
- f. Materials sample board.*
- g. Street view in relation to the neighboring residences.*

This matter is continued to a later meeting.

APPLICANT PRESENTATION (1/20/15): (Michael Rollins)

The proposed project was presented, including the additional information requested in the previous meeting. The proposed grading and a retaining wall near the southwesterly property line were discussed. The existing hedge and the stray light from the motor court to the property to the southwest were discussed.

The landscape plan was reviewed, including the conversion of the tennis court to a drainage impound area.

Colored renderings of the proposed elevations were presented. Materials samples of the wood siding, stone, the aluminum window frames, and the stucco were presented. The glazing has not been selected yet.

The FAR is 0.20, where 0.45 is allowed. The hardscape is less than 10% of the lot area.

Phil Merten appeared, representing the Berglunds, neighbors to the southwest. He described the site planning decision that creates a driveway crossing the property and extending to the rear yard of the house, within 4 feet of the adjoining property. This is addressed in the SDMC, specifically that outdoor lighting shall be installed to minimize light trespass onto adjacent properties, lighting should be directed or shielded so that it does not shine onto adjacent properties: although this appears to be intended to apply to building lights, this was offered as an example of the concern in the community about lights that stray onto adjacent property. Phil Merten also pointed out that there are limits in the SDMC to the amount of sound generated at the site. The Berglunds have suggested a combination of a fence or wall, and a hedge to mitigate both the sound and light generated at the site.

DISCUSSION 1/20/15:

A discussion ensued about the design alternatives for dealing with the noise and light issue. It appears that the placement of a motor court to the rear of the property is a significant change from the pattern of development of the neighborhood, and in this case it brings vehicles to the interior of a property. The presenter conferred with Phil Merten and proposed additional notation to a portion of a drawing of the site plan, which indicates a 6 ft. to 8 ft. high board and stucco fence on top of a 3 ft. block retaining wall along the edge of the motor court facing the Berglund home.

SUBCOMMITTEE MOTION 1/20/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing residence, a detached guest house, and construct a residence and guest quarters totaling 12,521 sq ft located at 1547 El Camino del Teatro.
(Costello / Collins 7-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Welsh, Will
Oppose: None
Abstain: Benton (Chair)

Motion Passes

8. PRELIMINARY REVIEW 1/20/15:

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

Project Name:	Neptune CDP	Permits:	CDP & SDP
	6715 Neptune Place	DPM:	John Fisher, (619) 446-5231
Project #:	385899		jsfisher@sandiego.gov
Zone:	RM-1-1 & RM-4-10	Applicant:	Claude Anthony Marengo

La Jolla SDP No. 24005047 Coastal Development Permit (Process 3) for a remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. The 5,818 square foot lot is located in the RM-1-1 and RM-4-10 zones of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

APPLICANT PRESENTATION 1/20/15: (Claude-Anthony Marengo)

The proposed project was presented, including tentative map. The site is underlain by two different zones. The site plan and the configuration of the setbacks were presented. The site is considered to have two front yards. Most of the existing structures will be remodeled so that at least 50% of the exterior top plate will be retained. The garages and reduced setbacks fronting Vista del Mar will be retained. The building configuration, setbacks, and heights were presented. The exterior terrace fronting Neptune will be filled so that a deck roughly equal to the floor level of the residence will be provided, with a planting area roughly 5 feet wide next to the sidewalk. The basement garage has six parking spaces which is reached by an elevator from Vista del Mar. One other garage is maintained.

DISCUSSION 1/20/15:

A discussion ensued with comments about the location and the uses that would be instituted at the site. There is concern about the maintenance of the garage openings facing Vista del Mar, and setbacks of the additions to the project. Additional design information was requested.

Please provide for the next presentation:

- a. Verify the height of the parapet of the garage fronting Vista del Mar.*
- b. Provide a photographic study of the neighborhood.*
- c. Provide a colored elevation with indication of the existing structures and the proposed additions.*
- d. Consider other architectural treatments of the remaining garage doors that will be not be used for car storage.*
- e. Provide materials samples.*
- f. Provide a landscape plan.*

The Applicant requested that this matter be continued to a later meeting.

9. PRELIMINARY REVIEW 1/20/15:

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

Project Name: T-MOBILE MT. SOLEDAD PRESBYTERIAN CHURCH
6551 Soledad Mountain Road Permits: CDP
Project #: 388149 DPM: Karen Lynch, (619) 446-5351
Zone: RS-1-7 klynchash@sandiego.gov
Applicant: Bernard Dunham, (619)944-9564

Scope of Work:

(Process 4) - for a Site Development Permit, Coastal Development Permit, Neighborhood Development Permit and Neighborhood Use Permit applications for a new Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road at the Mount Soledad Presbyterian Church in the RS-1-5 zone of the La Jolla Community Planning area.

APPLICANT PRESENTATION 1/20/15: (Caitlyn Kes)

The proposed project was presented. This project is renewal of an existing previously-approved installation, which has been in operation for at least 10 years. The equipment may be replaced, but will be entirely within the existing buildings. The antennas will be located within the existing enclosures at the top of the poles.

DISCUSSION 1/20/15:

A discussion ensued about the configuration of the existing equipment and the reuse of the existing cabinets and the antenna installations. The Chair read an email from Norma Schwab of Windemere.

SUBCOMMITTEE MOTION 1/20/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Costello / Kane 6-1-1)

In Favor: Costello, Kane, Leira, Ragsdale, Welsh, Will

Oppose: Collins

Abstain: Benton (Chair)

Motion Fails for lack of a unanimous vote.

The Applicant requested that this matter be continued to a later meeting.

10. PRELIMINARY REVIEW 1/20/15:

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

Project Name: Bucknell Retaining Wall
5805 & 5817 Bucknell Avenue Permits: SDP
Project #: 312379 DPM: Jeanette Temple
Zone: RS-1-2 jtemple@sandiego.gov
Applicant: Shawn Tobias
619-757-9944

LA JOLLA Site Development Permit (Process 3) to construct a terrace design with terraced retaining walls that are 9 feet high and 6 feet high, in the rear portion of a vacant 1.44-acre site and on the adjacent lot with an existing single family residence located at 5805 & 5817 Bucknell Avenue. The

sites are in the RS-1-2, Coastal Height, Environmentally Sensitive Lands, Geo 53 and Brush Management Overlay zones in the La Jolla Community Plan.

APPLICANT PRESENTATION 1/20/15: (Shawn Tobias, Julia Rochford, John Leppert)

The proposed project was presented, with exhibits that show the extent of the retaining wall. The fill volume will be approximately 2200 cubic yards. The Applicant noted that the wall height will not be the 12 feet indicated in the project description: the height of the retaining walls will be reduced by the use of terracing to a maximum of 9 feet at the lower wall and a maximum of 6 feet high at the upper wall. The footprint of the retaining wall and fill area is documented by a geotechnical engineer to be manmade slope. Existing retaining walls of up to 11 feet height exist on the site. The steeper slopes of the canyon below the project area are MHPA.

A similar project was approved in 2008 which has since expired, which consisted of three terraces of 6-foot walls.

The adjacent property to the west has similarly terraced retaining walls.

DISCUSSION 1/20/15:

A discussion ensued about the significance of the height of the retaining walls, and the relationship of the retaining walls to the canyon. The proposed ficus creeper was discussed and it appears that this plant material will not ultimately be permitted as it is nonnative.

A discussion ensued about the planting to be proposed in the retaining wall, whether it could be in pockets within the wall, and whether larger scale plantings could be placed between the two terraces.

Please provide for the next presentation:

- a. Consider additional terraces with lower wall heights.*
- b. Show the relationship of the vegetation and landscaping to the wall system.*
- c. Provide a landscape plan. This may be an example section, 20 to 50 feet long, showing in a larger scale the width of the space between the terrace walls.*
- d. Show a section through the canyon for the entire width, to the slope and mesa at the opposite side.*
- e. Provide photographs of the existing wall on the property to the west.*

The Applicant requested that this matter be continued to a later meeting.