

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

February 10, 2015 Present: Benton (Chair), Chiu, Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will
February 17, 2015 Present: Benton (Chair), Collins, Costello, Kane, Mapes, Ragsdale, Welsh

1. APPROVAL OF MEETING MINUTES

- a. 2/10/15: Recommend approval of the minutes for the January 20, 2015 meeting, as amended
(Leira / Collins 8-0-1)

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

Oppose: None

Abstain: Benton (Chair), Chiu, Mapes

Motion Passes: The minutes are adopted.

- b. 2/17/15: Recommend approval of the minutes for the February 10, 2015 meeting, as amended.
(Ragsdale / Collins 5-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes: The minutes are adopted.

2. NON-AGENDA PUBLIC COMMENT

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

2/10/15 None

2/17/15 None

3. FINAL REVIEW (Previously reviewed 1/20/15)

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 to renew an expired permit for an existing 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.

APPLICANT PRESENTATION 2/10/15: (Debra dePratti Gardner)

The proposed project was presented, including additional photographs of the area and the equipment. The power information on the installation was reviewed: no change is proposed to the maximum power output of the installation.

The installation of the antennas is limited by the EMF output: a cumulative RF energy study would be required. This is a renewal of an existing permit that has expired, with no increase in the equipment or energy output.

DISCUSSION 2/10/15:

A discussion ensued about the equipment to be used. There is a concern that the existing equipment enclosure is unchanged, and could be improved or reconstructed in the future.

SUBCOMMITTEE MOTION : Findings CAN be made for a Coastal Development Permit and Site Development Permit to renew an expired permit for an existing Wireless Communication Facility. The property site is located at 6551 Soledad Mountain Road.

(Ragsdale / Costello 9-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

4. FINAL REVIEW (previously reviewed 1/20/15)

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

LA JOLLA Site Development Permit (Process 3) to construct a terrace with a 6-foot retaining wall above a 9-foot retaining wall 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.

APPLICANT PRESENTATION 2/10/15: (Shawn Tobias, Julia Rochford, John Leppert)

The proposed project was presented, including the additional information requested.

The height of the proposed wall was reviewed: the lowest wall is 9 feet high, with a 6-foot setback to the next wall which is 6 feet high. This is a terraced design that has walls that are not as high as the neighbors' walls.

A fence is not proposed for this installation.

Mr. Leppert stated that the maximum height of a retaining wall without a deviation or variance is 12 feet, except for a maximum height of 6 feet at the rear and side yards.

The landscape plan was presented. Plantings will be Toyon, Chaparral Broom, and creeping fig. The creeping fig is noted to be invasive.

DISCUSSION 2/10/15

A discussion ensued regarding the relation of the retaining walls to the canyon and the adjacent properties. The project will increase the level yard area of the site.

The proposed retaining walls have a maximum fill depth of 15 feet. This height is reduced to 6 feet at the side yard setbacks.

Angeles pointed out that the visual impact on the canyon could be significant since this would be the longest running wall by far in the rim of the canyon, and its higher elevation would make it very prominent to the view of properties across the canyon. The increase in flat land of 7,000 sq feet to an already existing 19,000 sq ft lot area

seems excessive. There was also discussion of landscaping masking for the wall which the applicant offered in the landscape plan.

SUBCOMMITTEE MOTION 2/10/15: Findings CAN be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall 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.
(Ragsdale / Costello 4-5-1)

In Favor: Chiu, Mapes, Ragsdale, Will
Oppose: Collins, Costello, Kane, Leira, Welsh
Abstain: Benton (Chair)

Motion Fails.

SUBCOMMITTEE MOTION 2/10/15: Findings CAN NOT be made for a Site Development Permit to construct a 6-foot retaining wall above a 9-foot retaining wall 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. This is based upon the findings that:

a. The walls will disturb the visual quality of the canyon.

(Welsh / Costello 5-4-1)

In Favor: Collins, Costello, Kane, Leira, Welsh
Oppose: Chiu, Mapes, Ragsdale, Will
Abstain: Benton, as Chair

Motion Passes: Project is NOT recommended for approval.

5. PRELIMINARY REVIEW 2/10/15 and FINAL REVIEW 2/17/15

Project Name:	Abalone Residence	Permits:	CDP & SDP
	5664 Abalone Place	DPM:	Jeff Peterson, (619) 446-5237
Project #:	391996		japeterson@sandiego.gov
Zone:	RS-1-4	Applicant:	Jason Smith
			619-231-9905

LA JOLLA IO #24005189 ..SUSTAINABLE EXPEDITE.. Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl. The 0.120 acre site is in the RS-1-7 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 2/10/15: (Scot Frontis)

The proposed project was presented, including the footprint of the house and the relation to the street. The exterior elevations were reviewed. Photographs were presented that demonstrate the neighborhood character. The City will allow maintenance of a landscaped strip fronting the street. No street trees are proposed in this project.

Other examples of modern homes in the area were described.

DISCUSSION 2/10/15

A discussion ensued about the character of the neighborhood, and the prominence of the site as it is on a corner, and as it is along a street with a dramatic view toward the ocean. The materials and the style of the house were discussed in relation to the neighborhood character.

The sense of privacy of the occupants was briefly discussed.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on Abalone Place and Bird Rock Avenue.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Materials sample board.*
- d. Landscape plan with fences, and show fences on elevations.*
- e. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- f. Demonstrate step-backs at the second level.*
- g. Show how the elevations reflect the topography.*

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

APPLICANT PRESENTATION 2/17/15: (Scot Frontis)

The proposed project was reviewed, with the additional materials and exhibits requested.

The Applicant has added a fence at the yard facing the corner of Abalone Place and Bird Rock Avenue. The landscape plan and the planting materials were presented. The streetscape view showed the scale of the proposed residence in relation to the adjacent houses on both streets.

The footprint of the proposed house is less than the existing, with more open space.

The exterior finishes include Prodema (wood laminate), titanium sheet, bronze aluminum window frames, and stucco.

DISCUSSION 2/17/15

A discussion ensued about the scale and character of the neighborhood. The house is a two-story structure in an existing neighborhood that is still predominantly one story residences.

Mayda Frymann expressed concern that the project represents an increase in the density of the neighborhood and a change to the appearance and character of these homes.

The proposed design appears to be rather bold and prominent and more suited to a different community.

The composition appears to be a study of rectangles that is not as appealing as other examples in the community.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN NOT be made for a Coastal Development Permit to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Place. This is due to the failure to conform to the community character of this neighborhood.

(Costello / Ragsdale)

The Applicant requested that this matter be continued to a later meeting. The makers of the motion consented to withdrawal of the motion.

6. PRELIMINARY REVIEW 2/10/15 and FINAL REVIEW 2/17/15

Project Name:	Tyrian Residences	Permits:	CDP, Map Waiver & SDP
	6752-6762 Tyrian Street	DPM:	Jeff Peterson, (619) 446-5237
Project #:	379612		jpeterson@sandiego.gov
Zone:	RM-1-1	Applicant:	Ricardo Torres
			(619) 231-9905

LA JOLLA # 24004885 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 4) Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq ft residence; remodel and add 762 sq ft to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St. The 0.17 acre lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 2/10/15: (Ricardo Torres, Sasha Varone, Jim Neri)

The proposed project was presented, including the photographs of the neighboring houses, and the existing houses on the site. The existing main house is to be unchanged.

The lot has two front yards, and the vehicular access to Tyrian Street is waived.

The Deviation requested is to allow parking spaces within the street setbacks.

The project is a contemporary design, consisting of two stories above a subterranean garage. The three units are separated by 6 feet at the narrowest point.

The project is presently under review by the Historic Review Board.

The Landscape Plan was presented by Jim Neri: the site conforms to the development requirements for multifamily housing. Some green areas are paved with turf block. Some fencing is provided.

DISCUSSION 2/10/15

A discussion ensued about the composition of the houses on the site. The steep-pitched roofs were described as a significant part of the neighborhood character.

The preservation of certain existing trees was discussed: this is contained in the landscaped plan.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on both sides of Tyrian Street and Electric Avenue: this may be drawn or photographs.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Materials sample board.*
- d. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- e. Demonstrate step-backs at the second level.*
- f. Provide information on the selection of turf block.*
- g. Please provide additional information on the proposed Deviations, and why a Variance is not appropriate for this project.*
- h. Please describe how this proposed design will “enhance and strengthen” the neighborhood character, per the La Jolla Community Plan.*
- i. Please provide the results of the historic review, currently underway. The La Jolla Historic Society has not yet provided a recommendation.*

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

APPLICANT PRESENTATION 2/17/15: (Ricardo Torres, Sasha Varone, Jim Neri)

The proposed project was reviewed, with the additional materials requested. The overall design was presented, including the comparisons to other examples in the neighborhood.

The use turf block was discussed, which will have an underground drip irrigation system.

A Deviation is requested to permit parking within the setbacks: the project will be two stories in height rather than 3 stories if the Deviation is not approved.

There has been a minor change to the landscape plan, including an approach walk. The La Jolla Historical Society has reviewed the project and recommended further review. The HRB will hear the project March 26.

DISCUSSION 2/17/15

A discussion ensued about the character of the neighborhood, and the application of the Deviation to this project. The alternative of a Variance was also discussed.

The pattern of neighborhood character was discussed in some detail, and compared to this project.

Diane Kane expressed concern that there is not yet a finding about the historic nature of the existing building, and advised that the La Jolla Historical Society is recommending that this building be designated.

A discussion ensued about the requested Deviations, and the parking calculations.

The committee discussed the significance of presenting an historic finding before the DPR Committee can vote on a resolution for the project.

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

7. PRELIMINARY REVIEW 2/10/15 and FINAL REVIEW 2/17/15

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

Project Name:	Silver Street Village Homes	Permits:	CDP & SDP, VTM & EV
	720 Silver Street; 7601 Draper Avenue	DPM:	Jeff Peterson
Project #:	393503		japeterson@sandiego.gov
Zone:	LJPD 3	Applicant:	Jay Wexler 858-452-9990

LA JOLLA 10#24005220 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 5) CDP, SDP, VTM & EV to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. The 0.739 acre lot is located in the LJ PD-3 zone of the La Jolla Planned District in the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 2/10/15: (Jay Wexler, Jim Neri, Bill Berwin)

The proposed project was presented, including drawings of the elevations of the proposed townhomes. These are over a parking garage. The proposed development is less than the 29 units per acre in the La Jolla Community Plan.

There are easements and slivers of City land abutting the property.

A materials sample board was presented.

The site will be developed with a Zone 3 Option B concept, which is permitted in the LJ PDO. Street trees are provided along Draper Avenue (Chinese Flame Tree) and Silver Street (ornamental pears). Ornamental pears are noted across Silver Street, and those are incorporated on the project side of the street. Planting at the interior of the lot will be accented by small-scale trees. Raised planters above the drive aisle will be incorporated to treat the stormwater runoff. Ornamental and screen planting were discussed.

The balconies above the drive aisle range from roughly 10 feet deep in one row, and up to 20 feet wide. Each unit has a 2-car garage. Parking for guests and disabled is provided on the street.

DISCUSSION 2/10/15

A discussion ensued about the configuration of the homes on the site.

It was noted that there are some cactus and succulents at the southwest corner of the site. These will not be retained.

The design at the southwest corner of the site, at the street corner, can be a very nice location for additional walk area, textured pavement, benches, and other elements. Please consider these in the design and provide a more detailed design of this area.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on both sides of Draper Avenue and Silver Street: this may be drawings or photographs. Show how the proposed development fits into the neighborhood on Draper and Silver.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- d. Provide a more detailed landscape study demonstrating the improvements at the southwest corner of the site.*
- e. Please provide additional information on the proposed Deviations, and why a Variance is not appropriate for this project.*
- f. Please describe how this proposed design will “enhance and strengthen” the neighborhood character, per the La Jolla Community Plan.*
- g. Please explain the sideyard setback difficulty at the North-East corner.*
- h. Please provide assurance that if the City owned land to the North is sold or leased it will not be used for an additional dwelling unit.*

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

APPLICANT PRESENTATION 2/17/15: (Jay Wexler, Jim Neri, Bill Berwin)

The proposed project was reviewed, including the additional exhibits and information requested. The examples from the area were discussed.

A study of the treatment of the corner was presented, with a back wall at the corner,

The proposed use of Deviations was discussed: the retail component is not to be provided, and the residential uses will be in the front 50% of the lot. Two other deviations for a setback, and the separation distance between two driveways are no longer requested. The alternatives for zoning variance and rezoning were discussed in some detail.

The project indicates landscape improvements on City property abutting to the north. This area is not considered in the project for developability or density calculations: if other improvements, eg: parking or additional residential units, are to be considered, the owner will be required to return with a new application.

DISCUSSION 2/17/15

A discussion ensued about the application of the Deviations for this project.

The La Jolla Merchants Association representative expressed concern that the project would remove more retail space from the Village.

The parking configuration was reviewed: individual garages with two parking spaces for each unit.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit, Vesting Tentative Map and Easement Vacation to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. (Collins / Costello 5-1-1)

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

Oppose: Welsh

Abstain: Benton (Chair)

Motion Passes

8. FINAL REVIEW 2/17/15 (*Previously presented 1/13/15*)

Project Name: La Jolla View Reservoir
Project #: 331101
Zone: Water District
Permits: CDP & SDP
DPM: Angela Nazareno, (619) 446-5277
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 Buising, 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.

APPLICANT PRESENTATION 2/17/15: (Parita Ammerlahn, Anders Egense, Anna Buising, Emmie Kayan)

The proposed project was reviewed, including the overall project configuration. The responses to the additional requested information were presented. The environmental protections were described, including the requirements for mitigation and monitoring. The potential problem areas were identified: related to the access to the site, the need for traffic control in the area, noise and dust control will be provided including limiting some construction activities during the breeding period (approximately February 1 through September 1 for the gnatcatcher). The memorandum of understanding and the planting palette were discussed. The sensitive species are California gnatcatcher and barrel cactus, due to the nature of the vegetation, without having found specific nesting sites.

The temporary access road will be removed and the area restored following construction. The project may include some minor repair and slurry seal of streets used for hauling export soil.

Roughly 20,000 cubic yards of soil will be exported from the site. Construction is projected to run from October 2016 through April 2018.

DISCUSSION 2/17/15

A discussion ensued about the nature of the work and the difficulty in obtaining access to the area in a way that would minimize damage to the site. The Park & Recreation Department has directed that this will not be provided for long-term public access, as the nature of the open space is that it should not be frequently visited by members of the public.

Robert Eikel and Jean Mandel requested information about the Exchange Place reservoir: many components will be removed, but no further information is available.

Diane Kane expressed a strong desire to incorporate the roads and trails of this project into a public access route, which would provide a desirable neighborhood amenity.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish the 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.

(Collins / Costello 5-1-1)

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

Oppose: Mapes

Abstain: Benton (Chair)

Motion Passes

9. FINAL REVIEW 2/17/15 (Previously reviewed 1/20/15)

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.

APPLICANT PRESENTATION 2/17/15: (Claude-Anthony Morengo)

The proposed project was reviewed, with the additional information requested. The design of the West Elevation has been altered by the addition of design elements, and stepping back portions of the structure. The overall building composition is altered by the reduction of the amount of glazing. The garages fronting Vista del Mar include a sloping roof element: the Applicant expects to request a Deviation so that all of the garages will be maintained.

The yard facing Neptune will be raised a total of 5'-2". The excavation of the basement is planned with permanent shoring: the garage will have 5 parking spaces.

The floor plans have been altered slightly to accommodate the changes to the exterior elevations.

DISCUSSION 2/17/15

A discussion ensued about the Jacuzzi and the deck at the front yard. The appearance of the building, including the treatment of the exterior elevations, were discussed. The reflective nature of the glazing and the finish of the metal roof were discussed.

SUBCOMMITTEE MOTION 2/17/15: Findings CAN be made for a Coastal Development Permit to remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place.

(Ragsdale / Collins 6-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

10. PRELIMINARY REVIEW 2/17/15

Project Name: Cohen Residence

Project #:	5616 Abalone Place	Permits:	CDP & SDP
Zone:	400039	DPM:	John Fisher
	RS-1-7	Applicant:	jsfisher@sandiego.gov

La Jolla SAP No. 24005396 Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition for a total of 3,063 sf including the garage, with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place on a 0.11 acre site in the RS-1-7 zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION 2/17/15: (Josh Wood)

The proposed project was presented, which is an extensive remodeling and addition to the existing residence. The exterior finishes appear to be a combination of stucco, wood siding, and with glazing infill. The FAR is 0.60, conforming to the maximum permitted.

DISCUSSION 2/17/15

A discussion ensued about the character of the neighborhood, and the application of a modernist composition to the design.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors three or four houses downhill on Abalone Place and Dolphin Place.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- d. Demonstrate step-backs at the second level using balconies, recessed roofs, or other elements.*
- e. Provide additional information on the available parking.*

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

11. PRELIMINARY REVIEW 2/17/15

Project Name:	Neff Addition	Permits:	CDP & SDP
	447 – 453 Westbourne Street	DPM:	John Fisher, (619) 446-5231
Project #:	392549	Applicant:	Lorraine Neff
Zone:	RM-1-1		858-243-3457

La Jolla SAP No. 24005197 Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence to a total of 1,456 sf unit, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St. The 6,270 sq ft lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay zone.

APPLICANT PRESENTATION 2/17/15: (Lorraine Neff)

The proposed project was presented, including the footprint of the various buildings and the house and the relation to the street.

The project is a remodeling of a condominium unit: a total of four units are on the site, and a total of 5 parking spaces are available on site.

DISCUSSION 2/17/15

A discussion ensued about the proposed improvements, and the placement of the improvements. The design appears to be a second-story addition with extensive overhanging balconies and upper-level construction. The plans did not provide information on landscaping.

The materials and the style of the house were discussed in relation to the neighborhood character.

The exterior elevations were reviewed. The sense of privacy of the occupants was briefly discussed.

Please provide for the next presentation:

- a. Provide an elevation composition showing the proposed structure in relation to the photographs fronting Westbourne Street and North Lane.*
- b. Provide an elevation composition of the view from Westbourne Street.*
- c. Provide a drawing showing the relation to the buildings on the adjacent properties.*
- d. Provide landscape calculations.*

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