

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

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

1. APPROVAL OF MEETING MINUTES

- a. 3/10/15: Recommend approval of the minutes for the February 17, 2015 meeting, as amended
(Ragsdale / Kane)

In Favor: Costello, Kane, Ragsdale, Welsh

Oppose: None

Abstain: Benton (Chair), Leira, Will

Motion Passes: The minutes are adopted.

- b. 3/17/15: Recommend approval of the minutes for the March 10, 2015 meeting, as amended.
(Ragsdale / Leira)

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

Oppose: Mapes

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.

3/10/15 Mike Costello described a discussion at the March CPA meeting, where the Categorical Exemption / 50% rule was discussed. Examples were given, and it was suggested that a Subcommittee be formed to study the issue.

3/17/15 None

3. FINAL REVIEW (*Previously Reviewed 2/10/15 and 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.

APPLICANT PRESENTATION 3/10/15: (Scot Frontis)

The proposed project was reviewed: specifically the massing and composition of the proposed design. Following a study of the other residences in the immediate neighborhood, the materials were changed to Hardie clapboard siding, with stone wall facing at a portion of the first floor. The garage door is proposed to be a wood laminate. The tower element is proposed to be stucco. A glass railing is proposed for the second-floor deck. Photovoltaic panels will be on the flat roof, screened by a parapet.

A landscape plan was presented, which showed the scale of the landscaping and the vegetation provided in the sidewalk areas fronting both streets.

DISCUSSION 3/10/15

A discussion ensued about the changes to the proposed design, including the changes to the materials and the composition of the first and second floors.

One neighbor described his home and mentioned that he believes the proposed design is more modest compared to previous design. Another member of the committee noted that the change in finishes appears to be more attractive.

Nick Arthur, across the street, requested information regarding the intensity of development, and noted that the proposed design is more intensive than his house.

SUBCOMMITTEE MOTION 3/10/15: Findings CAN be made for a 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.

(Ragsdale / Kane 5-1-1)

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

Oppose: Leira

Abstain: Benton (Chair)

Motion Passes

4. FINAL REVIEW (Previously presented 2/17/15)

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

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

La Jolla SAP No. 24005197 Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, 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.

APPLICANT PRESENTATION 3/10/15: (Lorraine Neff)

The additional information was presented. The elevation views and the landscape plan were presented and reviewed.

DISCUSSION 3/10/15

A discussion ensued about the appearance of the elevations, with varying eaves and roof heights, varying windows, and dramatic projections that seem out of scale for such a small building. The committee recommended that the Applicant consider a simplification of the design, with fewer variations in the exterior walls.

The views of the elevations were discussed, as were the height of the proposed structure in relation to the views of the site from the street. It was noted that the most significant view of the second-story addition is from the alley. A proposed step-back of the second floor has been discussed with City staff, which would conform to the 3-foot minimum at the first floor, and an additional 3 feet at the second floor. The significance of this requirement was discussed.

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

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (Lorraine Neff,)

The proposed project was presented, with exhibits that show the revised elevations. The landscape plans and areas were presented. The landscaped area is 30% of the site. The exterior has been slightly modified, with some changes to the windows.

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood, which is quite eclectic. The relatively small scale of the development makes it difficult to add appropriate features.

SUBCOMMITTEE MOTION : Findings CAN be made for a Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St, with the additional finding that the 3-foot step back at the second floor is not recommended for this project.

(Costello / Ragsdale 6-0-2)

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

Oppose: None

Abstain: Benton (Chair), Collins due to absence from previous presentation.

Motion Passes

5. FINAL REVIEW (Previously presented 2/17/15)

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

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 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.

APPLICANT PRESENTATION 3/10/15: (Josh Wood)

The presenter reviewed the supplemental information requested.

The relation of the proposed residence to the site and the various elevations were reviewed.

DISCUSSION 3/10/15

A discussion ensued about the scale of the development, including a review of the floor area proposed.

Robin Werner, Dennis Burns, and others from the neighborhood discussed aspects of the design, the required fences for the swimming pool, the appearance of the building composition with the upper floors and other aspects of the design, amount of hardscape and ground cover with no larger trees, and the relationship of the proposed residence to the neighborhood.

The validity of the existing garage encroachment into the adjacent property needs to be corrected given the scope of the project.

SUBCOMMITTEE MOTION 3/10/15: Findings CAN NOT be made for a Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at 5616 Abalone Place, due to the lack of conformance to the La Jolla Community Plan, due to the placement of the swimming pool in the front yard, the lack of clear massing, and the lack of onsite parking. Note that the development is a substantial enough change to the existing structure, and not using an exemption by retaining 50% of the top plate, to provide conformance to the La Jolla Community Plan in this new development.

(Costello / Kane 4-2-1)

In Favor: Costello, Kane, Leira, Ragsdale

Oppose: Welsh, Will

Abstain: Benton (Chair)

Motion Passes

6. PRELIMINARY REVIEW

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

Project Name:	Dumke Residence	Permits:	SCR CDP & SDP
	1247 Inspiration Drive	DPM:	Glenn Gargas 619-446-5245
Project #:	399081		ggargas@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Huntsman, (619) 557-0575

La Jolla SAP No. 24005367 (Process Two) Substantial Conformance Review to Coastal Development Permit under PTS #61168 located at 1247 Inspiration Drive, in the La Jolla Community Plan area.

APPLICANT PRESENTATION 3/10/15: (House & Dodge)

The proposed project was presented, including comparison to the drawings of the previously-approved CDP. The relationship of the proposed design to the previous approval was also presented.

The drawings included comparisons between the new and previous proposal.

DISCUSSION 3/10/15

A discussion ensued about the nature of the proposed design. It was noted that the proposed new design is substantially smaller than the previous CDP, and that the style of design is quite different, as the proposed design follows a distinctively midcentury modern aesthetic. The materials and the style of the house were discussed in relation to the neighborhood character.

Please provide for the next presentation:

- a. A photomontage of the street elevation on both sides of Inspiration Drive demonstrating the character of the immediate neighborhood, at least 4 houses in each direction.*
- b. A minimum of three site sections perpendicular to the long axis of the property and extending onto the adjacent properties, showing the relation of the proposed residence to the adjacent residences on both sides.*
- c. Add to the longitudinal section through the entire property a section through the canyon at the rear of the lot, showing the neighboring structures on the opposite side of the canyon.*

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

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (Scott Huntsman, John Dodge)

The proposed project was presented, with exhibits that show the canyon section, the footprint of the proposed development in relation to the site and to the previously-approved CDP, and the neighborhood context. A summary was provided that demonstrated that the intensity of development is reduced in height and built area. The southerly extent of the house is reduced such that the house is farther from the edge of the canyon.

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood, and the reduction of the intensity of development that is reduced, and the overall design is judged superior to the previous design.

SUBCOMMITTEE MOTION : Findings CAN be made for a Substantial Conformance Review of the existing Coastal Development Permit and Site Development Permit PTS #61168 located at 1247 Inspiration Drive. (Leira / Costello 6-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

7. PRELIMINARY REVIEW

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

Project Name:	Clausen Residence	Permits:	CDP & SDP
	7404 Monte Vista Ave	DPM:	Jeff Peterson, (619) 446-5237
Project #:	404187		japeterson@sandiego.gov
Zone:	RS-1-4	Applicant:	Drew Razon, DuCharme
			858-454-5205

La Jolla (Process 3) 10# 24005509 • SUSTAINABLE BUILDING EXPEDITE PROGRAM • Coastal Development permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave. The 7500 sq site is located in the RS-1-7 zone of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

APPLICANT PRESENTATION 3/10/15: (Laura duCharme-Conboy)

The proposed project was presented, including the footprint of the house and the area of the addition. A site plan and landscape plan were presented, with examples of the relation to the view corridor and the street. The exterior elevations were reviewed, and the fencing which has some openings fronting Marine Street. Photographs of the neighborhood context were presented.

The existing fence is as much as 13 feet above the street, and it is proposed that it will be retained, although opened to add to the view down Marine Street toward the ocean.

DISCUSSION 3/10/15

A discussion ensued about the character of the neighborhood, and the relationship of the site to the view corridor down Marine Street, and the relation of the new addition to the existing.

A landscape plan is not provided, nor is it required: the Applicant showed a planting list that the owners will draw from as they landscape the property.

Please provide for the next presentation:

- a. *On the elevations, show the existing and new construction, demonstrating consistency yet differentiation with the existing structure.*
- b. *On the south elevation, show the planting at the slope fronting Marine Street.*
- c. *Provide information regarding the open fence, including a comparison with the current requirements for open fencing in the front yard.*

The Chair directed that this matter be continued to a later meeting.

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (Laura duCharme Conboy)

The proposed project was presented, with exhibits that show the additional information requested. The addition areas were shown, in relation to the existing structure to remain.

The fence requirements were discussed, including the limitations to height and the required open space in the fence. An elevation of the fence viewed from Marine Street with the proposed design was presented.

A landscape planting plan was presented, using a palette of 7 different plants. The proposed planting is a mixture of 3-foot high planting with some taller planting at the higher areas of the slope.

DISCUSSION 3/17/15

A discussion ensued about the character of the addition, which is designed to closely match the style of the existing, and the appropriateness of the addition to the existing design. The design also appears suited for the context of that neighborhood.

SUBCOMMITTEE MOTION : Findings CAN be made for a Coastal Development Permit and Site Development Permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave.
(Ragsdale / Costello 6-0-1)

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

Oppose: None

Abstain: Benton (Chair)

Motion Passes

8. PRELIMINARY REVIEW

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

Project Name:	Tasende Gallery	Permits:	CDP & SDP
	818 – 820 Prospect	DPM:	Jeff Peterson
Project #:	393503		japeterson@sandiego.gov
Zone:	LJPD 1A	Applicant:	James Alcorn

La Jolla (Process 2) Coastal Development Permit to remodel an existing 9,320 sq ft mixed use building to include a restaurant use and a 650 sq ft residential addition. The 6,889 sq ft lot is located in the LJPD-1A zone of the La Jolla Planned District in the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay.

APPLICANT PRESENTATION 3/10/15: (James Alcorn)

The Project is to establish a high end type restaurant, an art galley, and an apartment for the owner. Current owner will live there. Zoned LJPD-1A.

13 parking spaces are required, 10 are on site in back as tandem spaces. An agreement will be made for 4 or 5 more spaces, and valet parking.

The second level will be served by an elevator and stairs from Prospect. Trash will be picked up from the alley. Loading will be from Prospect, like the other local restaurants.

The galley and restaurant hour of operation will be noon to 10 PM. The design will conform to City sound generation requirements.

DISCUSSION 3/10/15 (James Alcorn)

Three neighbors expressed concerns over restaurant noise, odors, numbers of people on the deck, alley traffic, and effects on their quality of life.

Please provide for the next presentation:

- a. Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace.*
- b. Please provide details of the roof treatment, including the addition over the existing terrace.*
- c. What will the seating capacity of the restaurant be?*
- d. How and where will the restaurant be vented?*
- e. Where will mechanical equipment be located and how screened?*
- f. Consider overhead deck screening for the neighbors, such as outdoor type fabrics.*
- g. Investigate sound dampening materials for outdoor deck surfaces.*
- h. Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? If so, where?*
- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.*
- j. What is the Muni Code reference for the parking requirement?*
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning?*

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

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (James Alcorn)

The proposed project was presented, with exhibits that show the additional information requested. The photo montage was presented.

Additional drawings were presented which show the relationship of the various uses to the street and the alley, and to the properties to the east and west. A roof plan was presented.

The parking spaces provided will be available for all users, but will be disabled accessible, with the use of an elevator from the parking garage.

The required parking will be either 13 or 14 spaces, and this count in excess of the 10 provided onsite will be provided by a valet and parking agreement that will be condition of the CDP. The section of the SDMC that addresses parking requirements is 142.0530.a. The hours of operation will be from noon to 10 pm, plus another hour before and after for setup, preparation, and cleanup.

Provided for this presentation (with the responses in the meeting):

- a. Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace. The photo montage was presented.*
- b. Please provide details of the roof treatment, including the addition over the existing terrace. A roof plan was presented showing location of equipment, vents, skylight, photovoltaics and screening.*
- c. What will the seating capacity of the restaurant be? 30 seats outside, 70 seats inside.*
- d. How and where will the restaurant be vented? Center of the roof, covered, and with scrubbers.*
- e. Where will mechanical equipment be located and how screened? Provided, on roof and screened by trellis.*
- f. Consider overhead deck screening for the neighbors, such as outdoor type fabrics.*
- g. Investigate sound dampening materials for outdoor deck surfaces. A noise study will be done.*
- h. Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? Yes. If so, where? A large number of possible locations were shown.*

- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.
- j. What is the Muni Code reference for the parking requirement? *142.0530 a, and table 142.05E*
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning? *Add an hour to each end of time frame.*

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood, the nearness of the condominium building to the west, and the possible effect of the ventilation and exhaust air equipment. The control of sound to the adjacent properties was discussed.

Benna Fisher, a resident of Park Prospect to the west of the site read a letter of opposition signed by residents of 22 of 30 units at that property. The concerns were an increased sound level, odors of cooking, increased traffic including the valet parking, and the access in the event of an emergency.

Jennifer Luce, a resident of 800 Prospect, described her concerns about the proposed use, and the change to the current environment of the units, and the effect on Casa de Manana across the alley to the north.

Liz Cramer asked various questions about the specifics of the project and the hours of operation.

Katie Reichert expressed concerns about the generation of noise and odors.

Emelie Brodard asked a question was asked about the design of the lighting. The lighting will be similar to the existing, and directed downward toward the seating areas.

James Oehler stated that the residents of 800 Prospect Street to the west have a vested interest that the restaurant will fail, and how the proposed restaurant will dramatically affect the character of the neighborhood which is relatively quiet compared to other parts of Prospect Street, and that the exhaust fumes from a resident will affect the occupants of the 800 Prospect who rely on open windows for ventilation and cooling: to summarize, the proposed restaurant is incompatible.

Mike McGee described the balance between the needs of the commercial use and the needs of the community, including the relation of the scale to other buildings in the neighborhood.

Michael D. Francisco described the significance of the heritage resources on the current project, in that they contribute to the character and charm, and contribute to the neighborhood experience.

Ed Cromartin noted that there are few restaurants immediately next to a residential unit.

The members of the Committee discussed the appropriateness of the outdoor dining area, the context of the neighborhood, and requested an opportunity to review the traffic study and the noise study.

Please provide for the next presentation:

- a. The completed noise study*
- b. The completed traffic study*
- c. Sections and photographs that show the relationship of the proposed restaurant to the adjacent buildings to the east and west and to the buildings across the alley.*

The Applicant requested that this matter be continued to a later meeting and requested that the neighbors of the building to the west nominate a representative to communicate with on their concerns.

9. PRELIMINARY REVIEW

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

Project Name:	Herschel Triplex	Permits:	CDP & SDP
	7569 Herschel Avenue	DPM:	Jeff Peterson, (619) 446-5237
Project #:	398346		japeterson@sandiego.gov
Zone:	MF-3-7	Applicant:	Rebecca Marquez, Golba
			619-231-9905

LA JOLLA 'SUSTAINABLE BUILDINGS EXPEDITE' (Process 2) CDP to demolish 1 dwelling unit with detached garage & construct a three (3) unit 'for rent' multi-family dwelling unit building at 7569 Herschel Ave. The 6,290 sq ft lot is located in the MF-3-7 Zone in the La Jolla Community Plan Area, Coastal Overlay Zone (Non-appealable area 2), Coastal Height Limitation Overlay Zone.

APPLICANT PRESENTATION 3/17/15: (Sasha Varone, Jim Neri)

The proposed project was presented, with exhibits that show the site context and the proposed site development. The development will observe a front yard setback greater than the required minimums. A landscape plan was presented that shows the front yard patio areas, with pocket patio areas at the side yards. Information was provided on the adjacent buildings to each side.

A total of 6 parking spaces are provided in the garage, with the potential for parallel parking fronting the alley.

The proposed FAR is 1.36 where 1.8 is allowed.

The historic report was provided in 2011 and a finding was made that the property was not historically significant due to extensive alterations.

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood,

Please provide for the next presentation:

- a. A section through the roof showing the screening of the rooftop photovoltaic collectors.*
- b. A section through the site showing the relationship of the building to the adjacent buildings at the zero-setback area and at the increased side yard setback area.*
- c. Materials sample board.*
- d. Colored renderings of the elevations.*
- e. A view from the alley with the two adjacent buildings, and the buildings across the alley.*
- f. A copy of the historic report.*

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