

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday May 12, 2020 – 4:00 pm

Due to the current public health emergency, LJCPA and its committees are meeting online rather than physically. Those who wish to attend (including viewing, listening, and possibly speaking at the meeting) must register in advance. To register for the DPR meeting, please visit <https://lajollacpa.org/agenda-instructions-for-online-dpr-meeting-4pm-5-12-20/> at your convenience. Registration will remain open until the meeting ends.

Presentation materials will be made available in advance of the meeting through links on <https://lajollacpa.org/agenda-instructions-for-online-dpr-meeting-4pm-5-12-20/> Applicants (or opposition) please send all materials to the DPR chair (brianljcpa@gmail.com) no later than 3pm on Monday 4/20/2020. This must include your most recent Assessment Letter and Cycle Issues in addition to your presentation materials.

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- 1. Public comments are an opportunity to share your opinion with the committee members. Comments should not be directed at the applicant team*
 - 2. Plans are available for in-depth review by contacting the project manager at the city's Development Services Department before the meeting.*
 - 3. Public comments will be strictly limited to 2 minutes per person. Please review the following meeting minutes. If another member of the public has already said the same thing tonight or at a previous meeting, please move on to new information. It is not necessary to repeat previous comments.*
 - 4. **Applicants:** Please present your project as succinctly as possible. Speak clearly and **CONCISELY**.*
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1. NON-AGENDA PUBLIC COMMENT

- Weiss – 1.5 years ago 1228 Park Row, Iron gate and wall in public ROW, applicants have not returned. Request DPR to follow up with DSD again. (Xavier)
- Weiss – 1590 Coast Walk, Still in Construction, Is overall structure height legal? Ask DSD to measure it. Can we ask LJCPA to take action?
- Kane – Reviewed Manzanita Cottage, under construction, Removal of historic material, What has been approved, Assured work done there is consistent with permits and SOI standards.
- Kane – Shores PDO Update, Hillside Dr is boundary between, Development and coordination is disjointed. Ad Hoc committee hoping to address this
- Kane – Slow streets is an interim proposal to make certain streets pedestrian and cycling, draft master plan on city website.
- Bell – Fire Hydrant in front of 321 Sea Ridge following construction at 311 Sea Ridge. Unhappy it is there. New requirement that fire hydrants spaced 350' apart rather than previous 600'. Cannot be moved due to Vault (although abandoned).
 - What can be done? DSD should put burden on project that triggered need.

- The process seems wrong.
- Kane contacted Steve Hadley requesting Council follow-up with Public Works to address resident grievance. Hadley to report back to DPR to clarify how Public Works determinations are made, how affected residents are notified, and how objections can be addressed before the infrastructure is installed.

1. APPROVAL OF MEETING MINUTES

1. FINAL REVIEW 5/12/2020

Project Name: Salvagio Residence – 411 Sea Ridge Rd
Permits: CDP/SDP
Project No.: 659048 DPM: Xavier del Valle
Zone: RS-1-7 Applicant: Mark Lyon
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/659048>

LA JOLLA (Process 3) Coastal Development Permit and Site Development Permit to demo an existing residence and construct a new two-story, 5,067 square foot residence, including garage, carport, decks, balconies and site improvements at a site located at 411 Sea Ridge Rd. The 0.21-acre site is in the RS-1-7 Zone, SCOZ-CB, FP 100, and the Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area, and Council District 1.

4/21/2020 – APPLICANT PRESENTATION (Kevin Leon)

- Leon: On the bluff near false point
- Flat lot except bluff
- No closet to bluff, increasing side setbacks for view corridor
- Building a two story home between 2 two-story homes
- Grass pavers at carport, central courtyard, Landscaping whole property.
- Craftsman style as viewed from street with modern tendencies on view side.
- Under the height limit and meet bulk and scale of neighbors
- Per Leira question ... first third from street will be pitched roof, middle third will be solar panels, rear third will be roof deck.

4/21/2020 – PUBLIC COMMENT

- Wampler: Thank you for those 6' and 7' view corridors.
- Reineman: Live across the street, parking can get jammed, happy to see extra parking but also concerned carports are often turned into garages. Like the look of house.
- Bodtke: Concerned with that pool and neighbors pool eroding the cliff. Please take extra care to protect bluff.
- Hyde (on behalf of nearby neighbor): Asked that construction be limited to 1.5 years.
- Wampler: Hopefully the carport and covered balcony will not be enclosed. Articulation looks great.

4/21/2020 – COMMITTEE DISCUSSION

- Leira: Where are the roof decks? (first third from street will be pitched roof, middle third will be solar panels, rear third will be roof deck.) Would like to see elevation of adjacent neighbors from view side and relationship to roof decks.
- Gaenzle: Do you have a dedicated view corridor? (Not on the project now, but will be required to dedicate view easement on both side setbacks) Where does door access street balcony? Seems like a future room in the making. What are swinging gates on street? (Gates into property)
- Kane: What does grasscrete look like (grass). Materials? (lapped siding on street side and stucco and glass at rear)
- Gaenzle: Why the split personality? Seems strange.
- Kane: How visible is the home from the ocean? Can you talk about bluff edge and pool and geology? (Some additional comments for geologist, but it was reviewed and reported as stable. Railing will be 5' back from bluff edge.
- Will: Prefer not to see roof decks (Owner: roof deck provides views further West, as opposed to South, analyzed neighbors fenestration and there are none that are impacted)
- Leira: 2 large roof terraces, how many people will be up there? (Owner has a family, wanted street to match neighborhood, we didn't do the articulation at rear because all glass and not viewed from public.) Why such large roof terrace? (This is the clients request)
- Costello: Please expand upon setbacks. Rendering looks to have tall plants in corridor. Do you have views looking up from beach? Would like to review geo report. (Will review landscape plan to ensure that no plants taller than 36", and they will be cut)" Concerned about pool falling into ocean. (pool is existing, house is no closer to bluff than existing house, safer to leave it in than to remove)
- Kane: Keep roof decks to center of building. Can you provide deed restriction not to infill carport & covered loggia?
- Costello: Concerned about 2 driveways. (No driveway at carport so parking is allowed). If plants block carport, visitors would know that parking is allowed there.

4/21/2020 – ADDITIONAL ITEMS

- Street rendering with hardscape and fencing/gates
- Relationship of roof decks to neighbors as seen from ocean side (elevation).
- Geology Report
- View from beach
- Materials board including glazing
- Consider eliminating roof deck closer to West side setback.
- Colored landscape plan.
- Consider provide deed restriction not to infill porch or carport? (There was no follow-up to this request at subsequent meeting.)

5/12/2020 - APPLICANT PRESENTATION

- Presented rendering with gates and fence at front PL. 3' high so as not to block side view corridors
- Aerial and Beach photos presented along with proposed structure, maintaining existing bluff setback, existing pool on grade to remain

- Reduce or remove roof deck pulled back 4' West and South side (reduced 150sf).
- Continued siding all the way around house
- Colored landscape plan, Second driveway will be grass and parking allowed in front, no landscaping within 5' of bluff edge, no drainage will go over bluff edge, plantings on side will not obstruct side view corridor
- Materials Board presented
- Roof Deck brought back in line with building (was cantilevered) – Total deck area is 719sf, Family of 4, Maybe 8 guests, reasonably 12 people could fit up there.
- Pitched roof at street to conceal solar panels

5/12/2020 - PUBLIC COMMENT

- Reineman – Carport concern, other neighbors have enclosed carports and distance to sidewalk is too short and cars block sidewalk. Bluff erosion will be faster than 7' in 75 years. It's moving far faster than that. Former fence was overhanging. Believe the coastal commission will recommend moving pool away from bluff. (Kane: What is the alternative to existing pool condition? Concerned that draining pool causes additional bluff stress; geologist recommends keep it in place). Reineman's do not have a suggestion. (Applicant: Coastal Commission recognized that to leave it alone is best solution; they are proposing a smaller pool in the existing shell, buttressed with earthen fill. Bluff recession will happen and City and State will allow it. Eventually these homes will likely all be lost. Geotechnical reports support the current proposal. Emergency repairs are at CCC discretion.) (Kane: Who has legal responsibility for failure?) (Applicant: has full responsibility and indemnification). (Leira: What does safety report say with respect to sea cave?) (Applicant: It is part of the study, the bluff face is measured from innermost point of sea cave).

5/12/2020 - COMMITTEE DELIBERATION

- Gaenzle: Would not use 2nd floor street facing deck; Explain carport purpose.
- Costello the Geo Report was not posted until 2 hours ago. I would have preferred to read the Geo Report before the meeting. What is the safety factor of the swimming pool? (Applicant: no safety factor. Recommendation to keep, as more hazardous to remove. Main structure >1.5 factor of safety. Geo report says substrata is strong and recession is 7.5' over the next 75 years.) It appears that existing pool has already been undercut. Concerned about bluff recession. (Applicant: the pool foundation is not exposed.) Is the carport open on 3 sides? (Applicant: yes) Concerned that boats may not park in front yard, SD Muni Code. Concerned that second driveway will appear that public cannot park there. Would prefer standard curbs instead of rolled curb, so that the lack of curb cut would demonstrate to public that parking is acceptable. SD Muni Code does not allow a second driveway with 45 feet.
- Costello: 2003 Photos from beach, appears undercut. Newer photo shows further exposed pad. Next photo, bluff collapse at 417 Sea Ridge, Sea Caves are quite evident at 411. Further bluff collapse at 417 and 411, Whole area is fill soil from the 1940s, Palm tree is gone, feature at end of yard is gone, both bluff collapse. Fill dirt at swimming pool. SIO Prof. neighbor has measured bluff retreat at seven feet/decade. There was a backyard in the 1990s. Pad is in serious trouble. Would like to see something better done. (Applicant: Bluffs will recede, it will happen. Most of the damage was done by the neighbor's pool overflow and that was a man-made isolated

issue. Hired a reputable geotechnical company to do this research and make the best recommendation for the bluff.)

- Will: Safest course of action might be to leave the pool alone. Demolition is development too and what if that causes further damage.
- Costello: Would like to see if there are better solutions or are we just going to wait for the bluff to fail. Professions should be able to plan a way to remove these swimming pools thereby stabilizing the backyards instead of waiting for catastrophic failure. (Applicant: That is city and CCC policy to let the bluff fail.)
- Costello: Problem with the carport as carport means a second driveway within 45 ft, against Muni Code. This house will mimic the house next door where 6 cars or more park in the “front yard” preventing on street parking in the beach impact parking overlay zone.
- Will: Would prefer to see small landscape in front of second driveway gate.
- Costello: Can you replace grass-crete with true landscape?
- Kane: Concur with concern of rolled curb. When was subdivision (1952?) Not in favor of changes to rolled curb design, but in favor of change behind the sidewalk. Would prefer to see smaller roof deck. Would prefer to see it confined to just the interior section.
- Gaenzle: Where was proposed landscape (Will: In front of gate.) Can you park in driveway? (Yes, but gate would remain open.) Problem with carports, they get enclosed, second floor patio will get enclosed.
- Costello: Applicant spoke about views from his deck. Do not believe he will be able to see San Clemente, 62.8 mi, or Santa Catalina Island, 69.8 mi, Coronados are only 29.5 mi. Could possibly think more favorably if I had a chance to review Geo-report.

5/12/2020 - COMMITTEE MOTION

- Findings **CAN** be made for the project as described. (Will/Kane)
- In Favor: Fremdling, Jackson, Kane, Will
- Opposed: Costello, Gaenzle, Leira
- **Motion Passes 4-3**

1. FINAL REVIEW 5/12/2020

Project Name: Carraher Residence – 1136 Muirlands Dr
Permits: CDP
Project No.: 660179 DPM: Benjamin Hafertepe
Zone: RS-1-2 Applicant: Tim Martin
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/660179>

LA JOLLA - (Process 2) Coastal Development Permit for a new 7,166 square-foot two-story single-family residence with a basement, attached 3 car garage, and new site retaining walls located at 1136 Muirlands Drive. The 0.49-acre site is in RS-1-2 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

4/21/2020 – APPLICANT PRESENTATION

- Third of 3 properties developed.
- No parking on Muirlands, need to provide all guest parking on-site
- Garages aligned along side, Pad, 10' below street level
- Keystone retaining wall at low (rear) of property
- Meet or exceed 25' front setback, 8 and 24' side setbacks
- Basement daylights
- Only corner of roof nearly touches height limit
- Covered lanai, gameroom and bedrooms in basement
- Farmhouse, white stucco, black steel windows, tile roof and standing seam at low pitch elements
- Sections demonstrate working with the natural slope.
- Yellow line depicts street level at about 10' above floor level.
- Street trees and low planting but no fencing or hedging at street
- One palm tree at base of lot will be removed or relocated
- Drainage coordinated with 2 Easterly properties with catch basins on each and then concrete swale on neighbors property

4/21/2020 – PUBLIC COMMENT

- Golba – Tree relocation was required of his clients properties but this property was already sold prior to his CDP.

4/21/2020 – COMMITTEE DISCUSSION

- Leira – Previous issue when large lot was graded and trees were removed. Are there any restrictions to replace lost trees? Mature trees are very important
- Leira – Height of retaining wall above 6' sewer easement? (10' at highest)
- Kane – There were some historic stone walls that were going to remain with naturalized drainage across bottom of all 3 properties. Recall that that motif was to be continued across all 3
- Kane – design approach feels very 1920s Montecito: steep slopes with Oak trees, seasonal creeks coordinated with drainage, naturalized; this could be done to benefit all 3 properties.
- Leira – First new house in Muirlands to feel like the Muirlands.
- Kane – Beautiful job.

4/21/2020 – ADDITIONAL ITEMS

- Would like to review the landscape plan in detail. There is backstory and requirements that your client bought into.
- Review cobble wall option across all 3 properties. Detail on edge retaining wall. How relates to next door. Look at naturalization.
- Photoshop a materials board.

5/12/2020 - APPLICANT PRESENTATION

- Materials Board and Landscape Boards provided.
- Colored Landscape plan, Reviewed elevations, Site section from street to rear PL
- At greatest point keystone wall on low point of property is 10' high.
- Plot plan demonstrates drainage swale across bottom of 2 adjacent properties. Subject property does not extend that far downhill. A continuation of that swale would happen on the downhill neighbors property.

- Photo demonstrates 2' cobble wall at bottom of Panorama homes. Cannot be extended.
- Presented how retaining walls will relate to neighbors.
- Presented landscape plan: 5+1 street trees, Tall palm trees at lower level, Keystone wall will be heavily planted with ground cover and vines to make it disappear.
- Color Material Board:

5/12/2020 - PUBLIC COMMENT

- none

5/12/2020 - COMMITTEE DELIBERATION

- Fremdling – Handsome building, Appreciate Reginald Johnson style
- Costello – Any legally binding documentation about the water collection with the neighbors (Applicant: yes, letter of agreement is being converted to easement.)
- Kane – Thank you for exploring the rear yard ideas
- Leira – nothing
- Gaenzle – nothing
- Jackson – What John Fremdling said.
- Will - nothing

5/12/2020 - COMMITTEE MOTION

- Findings CAN be made for the project as described. (Jackson/Kane)
- In Favor: Costello, Fremdling, Gaenzle, Jackson, Kane, Leira
- Opposed:
- Abstain: Will (as chair)
- **Motion Passes 6-0-1**

1. FINAL REVIEW 5/12/2020

Project Name: Conant Residence—420 Pearl St
Permits: CDP
Project No.: 655226 DPM: Xavier del Valle
Zone: LJPDS Applicant: Drew Hubbell
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/655226>

~~LA JOLLA (Process 2) Coastal Development Permit to demo existing residence and construct a new three-story, 4,493-square foot, two-unit residence with basement garage, roof deck, and driveway at a site located at 420 Pearl Street. The 0.083-acre site is in the La Jolla Planned District (LJP) Zone 5 and Coastal (Non-Appealable Area) Overlay Zone within the La Jolla Community Plan area, and Council District 4.~~

~~**4/21/2020—APPLICANT PRESENTATION**~~

- ~~● Client has been on property for 20 years, run-down shingle style on property, building townhouse~~
- ~~● Large 3-story on either side.~~
- ~~● Elevator will serve both units but not to roof top.~~

~~**4/21/2020—PUBLIC COMMENT**~~

- ~~text~~

~~4/21/2020 – COMMITTEE DISCUSSION~~

- ~~Leira – building matches many of older apartment buildings in area. How far does building go to back? (15' rear setback landscaped)~~
- ~~Kane – how do windows relate to neighbors? Proximity? Privacy? (10' on one side, 17' on the other to adjacent building) They will be opaque in bathrooms~~
- ~~Kane – Downtown Santa Barbara – love it~~
- ~~Leira – appreciate the location of the terraces~~

~~4/21/2020 – ADDITIONAL ITEMS~~

- ~~Overlay neighboring building windows~~
- ~~Landscaping plan~~
- ~~Materials board~~
- ~~Resolve elevators~~

5/12/2020 - APPLICANT DID NOT PRESENT

2. PRELIMINARY REVIEW 5/12/2020

Project Name: Kolmar Residence – 304-306 Kolmar St
Permits: CDP
Project No.: 639405 DPM: Benjamin Hafertepe
Zone: RM-1-1 Applicant: Tim Golba
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/639405>

LA JOLLA - (Process 2) Coastal Development Permit to demolish a single-dwelling unit and to construct two (2) two-story, single-dwelling units located at 304-306 Kolmar St. **Unit 1: 2,229 sf. Unit 2: 2,244 sf.** The 0.11-acre site is in the RM-1-1 Zone, Coastal Overlay (N-APP-2) Zone within the La Jolla Community Plan area. CD1.

5/12/2020 - APPLICANT PRESENTATION

- 5 lots up from Vista del Mar. Existing house cleared historic review. Existing single family home plus garage conversion unit done without permit so no parking on site currently.
- Site photos, Kolmar almost flat until just west of this lot. Then drops quickly. Bulk of Western neighbors mass is at rear.
- Showed additional context photos on the street. Large project at the corner of Vista del Mar and Kolmar. Another 3 story project under construction adjacent to that.
- Photos from alley as well. Westerly neighbor is very tall at rear (alley) side. Tall homes across alley as well.
- 2 legal lots: house built across both properties; still two separate legal parcels.
- 2 single family homes, one on each legal underlying lots. Owner will live in West unit and sell East unit.

- Front Setbacks are larger than current building. No increase in size, each lot meets all requirements as a stand alone. As two separate lots or as a multifamily duplex, you still would have the density allowance for two units.
- Square footage numbers on description is wrong. 1,875sf is max allowable FAR: 1,859 and 1,874
- Larger front setback to Eastern unit since no view. FAR exceeds 50% at 20' full setback.
- Mass appears 20'-10" above Kolmar. Only glass roof deck at 24'-4" setback from street.
- Positioned view windows further forward toward street and over neighbors garage to maintain neighbors privacy.
- Full 3D mock-up of neighbors building to show relationship.
- Materials: Stucco, precast tiles, metal fascia
- Two off-street parking provided with carport (2 sides open, but garage doors to alley)
- Each floor is under 1,000sf
- Zone survey to show all 25' wide lots in this area.
- Comparison of what is allowable and how much bigger the building could be.
- 50% increase in cumulative sideyard setbacks by not doing a duplex
- All cycle issues closed – not asking for any variance or deviation
- Increased pride of ownership with detached home. Individual fee simple lots.

5/12/2020 - PUBLIC COMMENT

- Ruef: Reviewed objections. Too big, FAR numbers are too big, tight neighbors, hear each other sneeze. Would like to see FAR math, 3' side setbacks but would be 4' if it was a duplex or single home. Is there a 5' code minimum?
- Miller: Neighbor behind. No variances? Concerned about location of carports and where to trash cans go. Giving him 8.5" Very common for people to enclose garages and build over the top. Who is there to stop it? Bulk and scale is too big. Concerned that 25' lots are not typical or historically integral. Smaller setbacks result where abut neighbors.
- Carsell: Why do they call it on Kolmar?
- Heine: Community character is being destroyed by ugly boxes. Some of these homes are historic. Should not tear down older homes. Why can't a single family home be built with character.

5/12/2020 - COMMITTEE DELIBERATION

- Fremdling: horrified to learn it won't be restored, Mr. Golba has done well covering the code requirements and the number of 25' lots is compelling, the horse is out of the barn. Cannot suggest changes unless restore the house.
- Costello: consider privacy of neighbors. Prefer 4' setback
- Kane: Extensive aerial photo showed 25' lots. How many within 300 ft. radius? Inadequate transition to adjacent single story homes with pitched roofs. Carport with garage door is "cheating".
- Leira: Don't agree that Kolmar street has gone consistently 25', the street can still be saved. Prefer to see a project on a single 50' lot. The terraces with glass guardrails don't protect privacy for users or neighbors. Landscaping is important. There are some older buildings that are modern and stark but fit neighborhood with lush landscape.

- Gaenzle: Bulk and scale issues; carports are a trick that makes house 400sf bigger. Would prefer to see garages with 400 sf taken from house area. There is no transition between the old and the new. Prefer to see it reduced. Will fence at alley remain 3' (applicant: it will be 6')
- Jackson: Required notice does not appear to be posted on site. Agree with carport concerns.
- Will: roof deck glass rail hampers privacy; Happy to see see 21' height.

5/12/2020 - REQUEST FOR ADDITIONAL MATERIAL

- Carport and trash spacing?
- What to do to preserve privacy: consider solid railing set back from wall edge.
- Consider 4' setbacks
- How many 25' lots within 300'.
- Reconsider glass guardrails
- Renderings with existing houses on both sides
- Fix rendering at rear fence
- Show Bulk and scale compared to existing.
- Overlay existing vs proposed footprint
- Investigate site noticing
- Street scape noticing
- Fly drone at edge of roof terrace and show what "look down" privacy concerns will be
- Shadow analysis mid morning and mid afternoon affect on neighbors.

3. PRELIMINARY REVIEW 5/12/2020

Project Name: Bellava – 7306 Draper Ave
Permits: CDP/SDP/TM
Project No.: 655382 DPM: Benjamin Hafertepe
Zone: RM-1-1 Applicant: Shani Sparks
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/655382>

LA JOLLA (Process 3) Tentative Map, Site Development Permit, and Coastal Development Permit for demolition of an existing single-family residence, subdivision of existing lot into two single lots, and construction of a new 3,615-sq-ft. residence on the south lot and a new 3,470-sq-ft residence on the north lot located at 7306 Draper Avenue. The 0.14-acre site is in RM-1-1 and Coastal Overlay (Non-Appealable) Zone within the La Jolla Community Plan area. Council District 1.

5/12/2020 - APPLICANT PRESENTATION

- First cycle issues just come back, small lot sub-division, have to meet normal perimeter setbacks to neighbors, but an inventive setback formula for internal setbacks. As such, exceeding required setbacks at the perimeter.
- Garage encroaches into setback (allowed)
- FAR conforms, roof decks positioned with privacy in mind.
- Stone and stucco, wood ceilings at overhangs
- City requested street widening, that was a city error, there will be a 5' dedication on Sea Lane.

- Only the elevator goes to third story roof, located centrally, and arrive slightly depressed at roof level.
- A lot of articulation
- One of the two homes will be the clients and then sell the Draper home.

5/12/2020 - PUBLIC COMMENT

- Lieberman – want to complement the design. Neighborhood is a hodgepodge, mine is similar, neighbors are cottages.

5/12/2020 - COMMITTEE DELIBERATION

- Fremdling: Nice looking, a lot of glass and flat, prefer to see traditional styles
- Costello: How it fits to neighborhood
- Kane: How does this density compare to rest of neighborhood
- Leira: Would like to review the building plans, corner helps, those are not La Jolla colors, prefer warm colors, prefer to see pitched roofs, even if combined with flat roof. Larger trees not just low landscape
- Gaenzle: More refreshing than last one. Huge glass windows, people move in and add drapes because they lack privacy.
- Jackson: my neighborhood: many old beach cottages, most crappy, some maintained, then some non-discript larger homes, then the variety of interesting modern types. Hodge Podge. Agree with warming up of colors. Other end of Cuvier and Sea Lane will go up two stories FYI.
- Will: Ask committee members to review materials before next presentation.

5/12/2020 - REQUEST FOR ADDITIONAL MATERIAL

- More street scape context, photo montage with proposed project rendered next to adjacent homes. One along Sea Lane, one along Draper. (perhaps include the first building across the street and the two buildings adjacent on the same block)
- Post cycle letters
- Aerial, how many of surrounding properties are duplexes/small lots vs single family homes
- Highlight where roof deck is relative to neighbors.
- Consider taller mature landscape/trees