

- Earth tones, stone and glass, interlaced with trees.
- Overhangs are fire sprinklered, Wall to protect native from cross contamination

12/11/2018 Committee Deliberation

- Graded pad is being expanded
- Bio retention provided, natural percolation of 3% of lot area
- Will any solar or other be included on roof (no, using a flush “waffle shape” One-up solar will be seen this summer on Riviera drive.
- Been in contact with neighbors? (Yes)
- Roof appearance is important (Intend to run gravel for friendlier aesthetics)
- How high are retaining walls (Stepping back 5-11, 8-5, 4-3, 11-10 Verdura and vegetated Long vegetated wall screened by trees.)

12/11/2018 Public Comment

- None

12/11/2018 Deliver for Next Time

- Site sections Encilia through adjacent properties and Brodiaea to public park
- Bring example of “waffled” solar
- Larger landscape plan with color and plant materials
- Outline of existing building on proposed plan “overlapped”
- Materials board or color rendering “How does it look on knoll”.
- Project data to Chair
- Enlarged sample site wall section showing method of planting on walls
- Expanded google view region (expanded context).

5. COMMUNITY ITEM 12/11/2018

Project Name: Windansea Cabana

LA JOLLA - Presentation by Melinda Merryweather to request a vote by DPR in support of reconstruction of the Windansea Cabana “Belvedere”.

12/11/2018 Applicant Presentation - Merryweather

- Distributed letter and historic photo
- Friends of Windansea to pay for it. City has requested shade at beach.
- Torn down in 1982 by vandals
- Concrete remains so should be able to replace nearly EXACTLY in kind.

12/11/2018 Committee Deliberation

- Costello spoke with project manager at city (Gargas) to see if CDP could be avoided. Answer was unlikely.
- San Diego has a certified local coastal program, may not be able to bend it’s own certified rules
- As a community group, can we just support the idea and voice or endorsement IF the city can determine that a CDP is not required for reconstruction of a vandalized structure.

12/11/2018 Committee Deliberation

- None

12/11/2018 Committee Deliberation

- Will hardscape be permeable? (Yes, sand set blue stone and red brick)
- Is there a bluff setback (No just beach)
- What is grade delta between two owner's parcels.
- Wall on Eastern PL will remain.
- Where is main house's driveway (on Dunemere)
- Finish Materials: (Wood shingle siding to match adjacent, wood trim, Cape Cod, Rafter Tails, Corbels, clearest glazing allowed by T24)
- Request cycle issues.
- West half of building entirely opens up for outdoor living space... a Cabana.
- Leira, would like to see more greenery, organic, flowing.
- Owner met with all neighbors
- Existing house will be recycled, determined non-historic.
- "Lot tie" will be done. Conditional, not a lot consolidation.
- Property goes to mean high tide line.

12/11/2018 Deliver for next Time

- Cycle Issues
- 2 more Cross Sections N/S from street to owner's primary lot.
- E/W cross section extend into East neighbor's house + include landscaping/vegetation proposed.
- Bring Landscape plans

4. PRELIMINARY REVIEW 12/11/2018

Project Name: Brodiaea Way Residence CDP/SDP - 7362 Brodiaea
Permits: CDP/SDP
Project No.: 389648 DPM: Martha Blake
Zone: RS-1-4 Applicant: Claude Anthony Marengo
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/389648>

LA JOLLA - (Process 3) Coastal Development Permit / Site Development Permit to demolish an existing residence and construct a 15,670 square-foot, 2-story residence with a basement garage, and a 738 square-foot detached pool house at 7362 Brodiaea Way. The 0.639 acre site is in the RS-1-4 zone and Coastal Overlay Zone (Non-appealable) within the La Jolla Community Plan Area. Council District 1.

12/11/2018 Applicant Presentation - Marengo

- Corner of Encilia/Brodiaea
- .34 FAR, 9,025 Proposed Residence (GFA), Pool House in SW Corner. Project no longer 15k + sf.
- Front 20' maintained an open view from Encilia (not required view corridor), Street Side 11', 20', 8' setbacks. 4 car garage, 4 bedrooms, billiard + gym upstairs, 27' height, wedding cake, stepped back, Sitting on flat top of knoll, 10' higher than existing house, No additional projection towards park (North)

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday December 11, 2018 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

1. NON-AGENDA PUBLIC COMMENT

Kane – 1590 Coast Walk: Can we investigate what happened on that project?

Answer, Marengo: Came through DPR twice, complies with all code, neighbor requested certification, complied, meet all view corridor requirements. Stone and spandrel windows will be added to both street facades.

Costello – Wanted to clarify comment about Paige Koopman (Cowrie Ave) project in appreciation that they chose the CDP path rather than serial ministerial permitting.

Will – Need LJCPA Trustee candidates

2. APPROVAL OF MEETING MINUTES

Meeting Nov 20, 2018

3. PRELIMINARY REVIEW 12/11/2018

Project Name: Rastetter Cabana CDP – 303 Sea Lane
Permits: CDP
Project No.: 581185 DPM: Martha Blake
Zone: RS-1-7 Applicant: Paul Vaughn
Project Info: <https://opensd.sandiego.gov/Web/Projects/Details/581185>

LA JOLLA (Process 3) Coastal Development Permit to remove existing single family house and construct 866 s.f. one bedroom dwelling unit with two onsite parking space and spa at 303 Sea Lane. The 0.36 acre site is in the RS-1-7 base zone, Coastal (Appealable) overlay zone within the LA JOLLA Community Plan area. Council District (1)

12/11/2018 Applicant Presentation - Peterson, Vaughan

- Here asking for a smaller house. Existing 3,355sf house. His clients bought the adjacent lot and want to use this lot for additional space and guest quarters and spa. Reducing size/scale of project.
- **Update project description to 905 sf**, 1 bed/1 bath, Brick walls to remain (modify at driveway for visibility triangle)
- Single story cabana, 14' height. Grade differential necessitates walls to remain. Mostly landscaped, secret garden, Curb-cut remains at 21', Fence will continue to separate lots, with stairs and access path, lots will be "tied". Some retaining condition between properties.

12/11/2018 Public Comment