

MENDONCA DE CARVALHO RESIDENCE

6208 AVENIDA CRETA, LA JOLLA





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2

Mobile Massage-Massage
for Holistic Care by...

6208 Avenida Cresta,
La Jolla, CA 92037

North smr boundary

Ville Sur Mer

Sun Gold
Point

Vista Point

Camino De La Costa

Vista de la Mesa

Vista de la Mesa

La Jolla United
Methodist Church

Beaumont Ave

Avantgarde Senior
Living | La Jolla

JKP Windows and Doors

HOME CARE
RESOURCE

Swings

Windans
Bea



1 - 6005 AVENIDA CRESTA, LA JOLLA



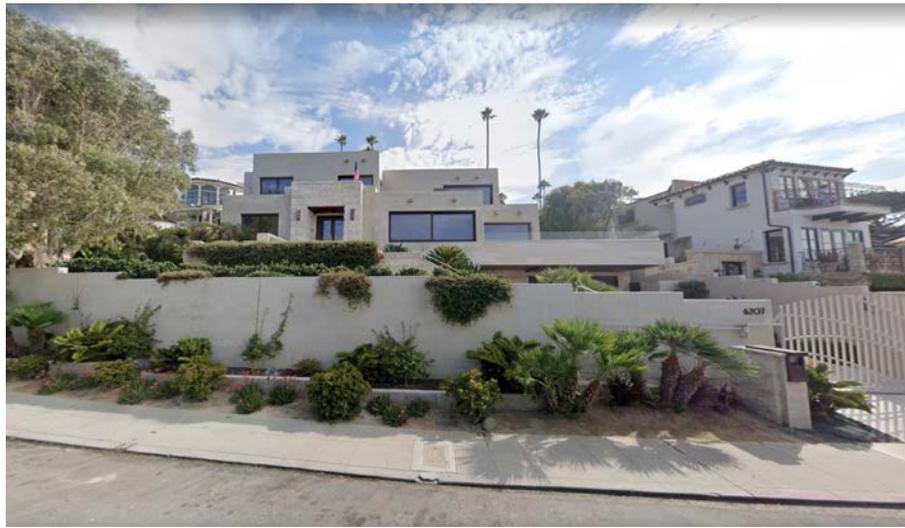
2 - 5950 CAMINO DE LA COSTA, LA JOLLA



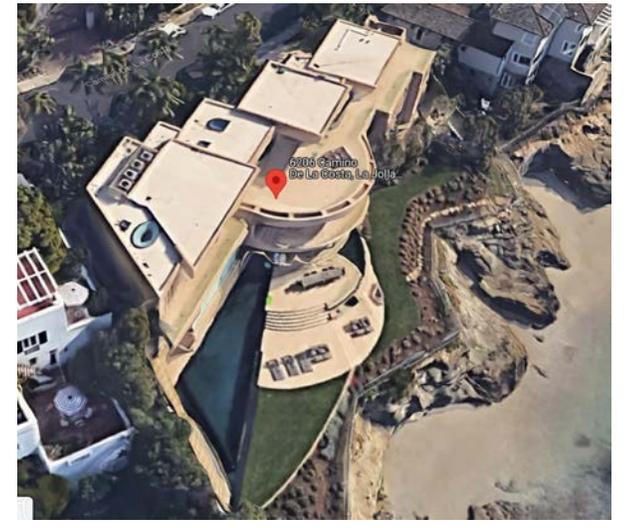
3 - 5970 CAMINO DE LA COSTA, LA JOLLA



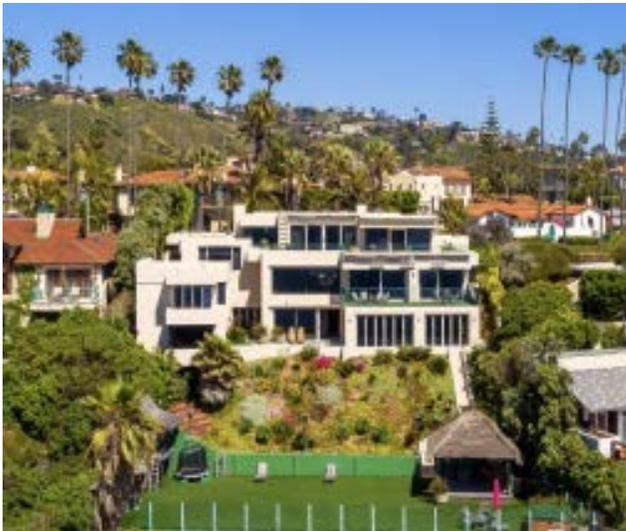
4 - 6111 CAMINO DE LA COSTA, LA JOLLA



5 - 6207 CAMINO DE LA COSTA, LA JOLLA



6 - 6206 CAMINO DE LA COSTA, LA JOLLA



7 - 6276 CAMINO DE LA COSTA, LA JOLLA



8 - 6276 CAMINO DE LA COSTA, LA JOLLA



9 - 350 VIA DEL NORTE, LA JOLLA

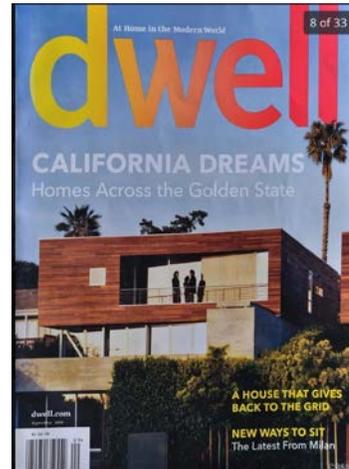
CONTEMPORARY HOUSES IN LA JOLLA



311 SEA RIDGE DR., LA JOLLA



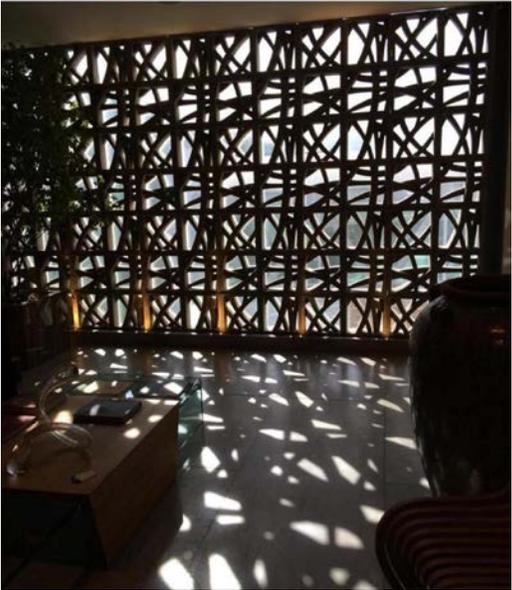
7005 FAY STREET, LA JOLLA



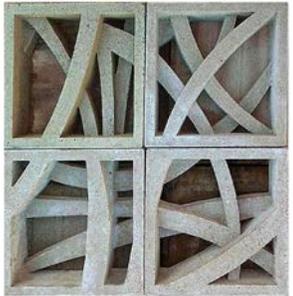
NO RED TILES ROOF MAP ●



COBOGO RAIZ BLOCKS (BREEZE BLOCKS)
BY ANA PAULA CASTRO



The Brazilian Cobogó is a **contemporary façade element** commonly made from ceramics or concrete and assembled into a screen-wall that serves the purpose of ventilation, shading and the regulation of visual access.



LJCPA BOARD LAST PRESENTATION COMMENTS

- Mr. Phill Marten

Avenida Cresta is a unique Neighborhood, and the Mendonca Residence is located in a particular Block. Existing homes are 1 to 2 stories. Most of them were built in the '30s and '40s. Most vertical facades follow along the style of those decades and respect the 30' front setback line. However, after 2001, the houses were built 20' feet away from the front setback. The properties with two stories were further set away from the setback lines.

- La Jolla Community plan says structures with front and side facades that exceed one history should slope back the additional histories.
- The front modern vent and house makeup from the front facade, will change the overall characteristics of the street since the structure does not have a red tile roof, like the other residences in street. La Jolla Community plan wants to enhance and preserve the historical features of the neighborhood. So, they persist on this strong argument during entire video.

- The houses in Avenida Cresta were built in their 40's and are at an angle to the front building setback line. Our setback is 30 feet or more from their front property lines. Since the adoption of the La Jolla Community Plan in 2001, every new home on Avenida Cresta has a one-story element. Roughly 20 feet from the front property line with their two-story portions steps significantly further back. The reason for that is the La Jolla community plan says that structures with front and side facades exceeding one story should slope or step back to the additional stories.
- All the existing homes, except for the Letty residence the committee approved some months ago, are sloping roofs, most of which are red tile. This character of this house is such a departure, and it will forever change the essence of this particular stream. The La Jolla Community Plan's goal is to preserve and enhance existing characters, not to change existing characteristics.
- On the left side of this exhibit, we see a tall two-story High element extending up to the ground, and there's a 30-foot height limit to comply with.
- There's also an angled building envelope to comply with any building portion on the side setback on and exceeds more than 24 feet in height will need to project above that 45-degree angle building envelope.
- At the front corner of the house from that little stoop adjacent to the laundry room, it may be 24 feet at that part. On the Upper East Elevation, also there is a two-story high mass that may be under 24 feet at the upper right corner. However, measuring down from that to the new proposed grade. It measures 26' 1/2", and that angled building envelope follows the terrain, leading this portion of the house to project above that angled envelope, which is not in compliance with the municipal code.

- The elevations of 3.2, there's a basement area and a little retaining area around a basement window. That grade up to the top of that wall is one again 26 and a half feet exceeding the allowed 24 feet. So, this portion of house also isn't violation, but angle building envelope project not complies with Municipal.
- In the front elevation, because the Upper Floor is not stepped back from the lower floors at the sides of the building, it doesn't transition downward to the one-story building to the east or South. Nor does it transition to the broken-up mass of the two-story building on the right. So, the project is not in conformance with the white community plan.
- Mrs. Cheryl Ruffer:

My concern I've already discussed with my neighbor, and currently the existing residence was built without a setback along the side between his house and mine. That seems to be eliminated and taking care of under the current plan, which I had an opportunity to review just yesterday. So that was my main concern and of course the other concerns with respect to staying within the rules and the guidelines of community planning.

- Mrs. Angeles Leira:

I would like to see in response to the concerns by the public comment earlier regarding consistency with the building envelope requirements. I really need to see that clearly in drawings with colors so that we can look at it, you know from our perspective, which is probably different from reviewers because we are looking at your drawing saying very small scale. Also, I do have a concern regarding the dramatic changing in architecture style. Not that I don't like contemporary architecture. But sometimes it has a hard to fit with the traditional environment, especially if the colors of the entire residence is white since the colors in La Jolla are pastel colors.

Avenida Cresta is one of the great streets of La Jolla, largely due to the vegetation, and said, I don't see from your landscape plans exhibits how this new site, new design, fits into the context of that street. The street is important because that is the public realm, and that is one of the reasons we have regulations for the feel of the street. The landscaping here is very different from the landscaping in the surrounding area and does not seem to fit.

- Mrs. Diane Kane:

The building in of itself is lovely, but there is no context for it. So I would like to see how this works within the realm there on the Hermosa area because it's a very established neighborhood, but their very clear context in public realm is endless noted both in the front the sides in the back. I would agree/I would like to see numbers on some of those angles areas that seem to be poking up above the building plane and I'm concerned about the transition particularly on, I guess; well if you're facing the street will be on the right side of the building and it seems very harsh to me. It looks like your footprint is coming back a bit more on the left side of the building from the property line that the right side. It's very edge. Is that very distinct black color that makes a very strong statements very high contrast between both the geometric forms of the building and the color of the building... not playing well with the neighbors, this is my concern, so, I would really like to see how this works with the streetscape and see how much heartburn it may cause for the people in the neighborhood. But I got to tell you I think it's a lovely house. It just maybe needs some additional work to fit this specific location.

- Mr. John Shannon:

I maybe echo the sentiments that I have heard already. This building and of itself looks quite lucky and contemporary and the way it's rendered maybe the way the drawings are, we're used to, I mean, we're getting used to seeing a lot more SketchUp drawings with establish Landscaping in there. Maybe we're spoiled in that way and the context, I think we are echoing the fact that having this building is out of context to me and it just feels a little unsettling, it feels a little big maybe when it's putting the context of Neighbors in with some Landscaping opinions plan, It'll fit into better. I do have questions maybe because I haven't seen that many cantilever pools. It looks like there's an area underneath the pool. At some point the Architects could address that but, that's very interesting--I haven't seen that yet. Oh, and I'm attuned to the fact that there's going to be a lot of construction in the next couple of years on the street. It may take a little while to get through; looks like you have to get through with Costal. But the ladies that are at 6216 have passed Coastal, and they are going to be constructing there in about a year, so they are just a couple houses to the north and they are going to be raising that house in building a contemporary design. So maybe something that is close to the rest. It's a difficult thing when we're looking at something in context with the neighborhood, but the neighborhood is changing. So that's something that maybe you can get those plans put them into the mix here. It will also help us understand how things are evolving.

- Mrs. Diane Kane:

You know John if I could jump in. This this is kind of the same conversation we had in Bird Rock a couple of years ago. Where we had an established context with the norm, and there were a more contemporary designs being build and there was a great deal of upset in the neighborhood as to change in the character. There are seeing the same thing in this neighborhood. It looks like the change is just moving northward, where there are a couple more starkly modern structures.

- Mr. John Shannon:

It may not be my place to say but around the corner to the north as you get closer to Bird Rock, there's a contemporary design on the corner and it caught some people's attention and scared them when the project of 6216 just a couple houses up went through planning, and one of the neighbors, he was concerned any he held that up through Coastal. So, when other neighbors are not involved in the process, they decided to slow things down to the tune of hundreds of thousands of dollars in the legal fees. So maybe I am saying that that this project should be moved forward with some caution and make sure that the neighbors are approaching that part of the conversation. I think that's already being done. But that certainly caught other people off guard when things went through Coastal.

- Mr. Michael Costello:

I have mixed feelings about this the larger houses. It is the way things are going in La Jolla and it is probably the thing we ought to see more of, but what I am puzzled with here is the lack of transition and it is such a lovely neighborhood and it's an established neighborhood and I don't see the transition of like a number of people mentioned several of the factors here. Partly, it doesn't step back of the type of design and the color and I'm having trouble with that. I applaud the larger houses. I think from the back. This looks really, a lot more interesting than the front. But it's got me going, "Oh... from the front It's just too stark," and if it was some other neighborhood, maybe it would go fine. But I wish you would take a second look at the way this is going to transition and how stark this is. Some angles in front would help with some different colors maybe. I think you might want to rethink this.

Like I said, I acknowledge that larger houses are the way to go now, with some of the parts of San Diego. Class B9 and SB10; they're going to get all split up into lots with little mini structures on them, and La Jolla is going to be the place that people will go where the families have the money to have a large single-family house and this is part of our future, and we acknowledge that I think. Thank you very much!

- Mrs. Diane Kane:

If I could jump in again and soften the front façade. It might be helpful again for a deliverable to have a landscape plan and probably need to put some trees in there somewhere. It would be helpful to know where those would go along with some foundation plantings or you know something to give us a sense of how this could be softened and integrated into its context in the yard itself and in the neighborhood; and, I would agree with angles, also like what's going on in the back because you just had the deck with the cantilever pool and there's no sense of what is happening in a space at the rear yard, and that is like smack in the middle of the hill in a very developed neighborhood. So, give us some ideas of your Landscaping plan and how that works in context with the building to fit into the neighborhood and to maintain some continuity with the existing context.

- Mr. Gen Rasmussen:

I concur. I am I'm very curious about whether this exceeds the allowable envelope and we've only heard from Mr. Merton on that. I'd like to hear from the architect on that issue. And, in terms of transition from the homes around and getting along with your neighbors in the future. I don't see that point functionally of these design elements in the front; these two beams that stick out from the left side of the building--first floor and second floor. I don't understand what the function is of the extended ceiling beyond that or roofing beyond that; appears in gray on the top and in gray above the garage. If I could just make a suggestion, it would be nice, if I were the neighbor to see, instead of those things, something that would give a nod more to the to the tile roof or contemporary homes to the left and particularly to the right. Other than that, you know, functionally, I think you can retain all the space that you have, and basically the same floor plan that you have, just if the facade in these non-structural elements, these non-structural design elements could perhaps be rethought. That's just a suggestion if I were a neighbor. If I were Mr. Mendonca, I'd like to get along with my neighbors and trend. It makes for a good future relationship with them.

- Mrs. Angeles Leira:

Actually, in the past. Those very strong horizontal elements would have been wood. And if they were wood. They would be more in tune with the way things have been traditionally done. I think the color really, you know, the stark difference between the white walls and the black trim, really, you know, makes it very different. I would also suggest a montage. With this façade and the façade of buildings next to it. I think that would really bring through a lot of the feet issues that were raised, and again, the Avenida Krista is such a strong, beautiful street that, I think the Landscaping that is placed in here has got to really be supportive of the beautiful landscaping in Avenida Krista. I want to see that in an exhibit.

I also, as I said, the back area also needs some attention in terms of exhibits showing what is happening there. You know, how is the slope there? How is that slope being treated? How does it relate to that wonderful bedrest that sticks out in the back? How would the plants relate to that? I think that would be very important to see.

- Mr. Brian Will:

I'm going to jump in with a couple observations of my own. I would request the architect, and this may be a rendering thing, or this may be accurate to what the intent is, but consider the colors. To consider that long horizontal element on the skyline. You're building actually has excellent articulation and the visor that goes from the left edge to the building all the way to the right end of the building, turns it into a box. It nullifies all of the articulation when looking at the silhouette of the building. And finally, this is purely for the benefit of your clients; off of looking at the rear of the building, off of what would then become the left side view the garage side of the house, but at the rear, it looked like you had a very large group area that is not enclosed as deck, but just a flat roof. Brilliant opportunity for a green roof if they are interested, but I'll leave that to the architect to make sure that your clients have something nice to look at when they stand on the enclosed portion of their balcony. I don't think that's of much community concern, but I think you have an opportunity to do something nice for your clients.

- Mr. Phil Merten:

I was going to say the beauty of these two renderings without landscape. Is that it very clearly depicts the massing and bulk of the building, and I'm afraid the introduction of landscape may conceal what's going on in this building. We know in the neighborhood; eventually will be landscaped. The city has no landscape ordinances affecting single-family residences. So even if they show a beautiful landscape, there's no obligation to install it that way. I think your committee is charged with considering the design of this home and relationship to the neighborhood and I think these exhibits that we've seen are excellent and that it clearly depicts the mass and bulk of this building.

- Mr. Brian Will:

I have a list of deliverables. That would be exhibits to show consistency with the 24-foot height limit at the step back measured from grade at all points. Details of how treating public space from the street to the building suggest you provide a section from the home across the street, through the street, and to your proposed project.

A drawing showing treatment at the rear of the property and what is happening at the rear property line retaining walls to see your straight rendering in context with the neighboring homes, and landscape and to see a colored landscape plan.