

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, JULY 08, 2014
LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. NON-AGENDA PUBLIC COMMENT

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

2. FINAL REVIEW (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014, 05/13/14, 6/17/14)

Project Name: **ESLAMIAN RESIDENCE CDP**
7350-7354 Fay Ave. Permits: CDP
Project #: PO# 297495 DPM: Paul Godwin, (619) 446-5190
Zone: RM-1-1 Applicant: pgodwin@sandiego.gov
Bill Metz, 619-276-1885

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

APPLICANT PRESENTATION 06/17/14: (Bill Metz)

The proposed project was presented with the various drawings and the materials previously requested. The elevations and the proposed composition were discussed. No materials sample board was presented. The proposed parking space count is 5 spaces total, including an extra parking space accessible by an existing driveway from Fay Avenue.

DISCUSSION 06/17/14

A discussion of the design focused on various aspects of the building elevations, the interior courtyard, and the relationship to the adjacent properties. The intensity of development was noted, and the relation of the proposed 3-story building in relation to the neighborhood. A discussion ensued about the driveway access to Fay Avenue. This is not required to provide for the number of units, per SDMC 142.0560.j.8.c. The committee made it clear that the pedestrian-friendly environment is enhanced by the elimination of driveways and the removal of parking in the front yards of the homes, which is one of the reasons to remove the driveway. The Applicant requested a continuance to study this matter further.

3. FINAL REVIEW (PREVIOUSLY REVIEWED 6/17/2014)

Project Name: **BOURGEOIS/KENNEDY CDP**
604 Gravilla Place Permits: CDP
Project #: 327381 DPM: Jeannette Temple, (619) 557-7908
Zone: RM-1-1 Applicant: jtemple@sandiego.gov
Dave Eslinger, (858) 201.9021

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to ensure availability.

The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Erin from Alcorn & Benton Architects at erin@alcornbenton.com or 858-459-0805.

Scope of Work:

Coastal Development to demolish and reconstruct the front single dwelling unit known as 604 Gravilla Place, APN 351-491-12-02 (as defined as Unit No.2 in Document No. 2001-0482493, recorded July 13, 2001 in the Office of the County Recorder). The site is located in the RM-1-1 zone Coastal Overlay, Coastal Height Limit Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area.

APPLICANT PRESENTATION 06/17/14: (Katherine Kennedy, Glenn Bourgeois, Dave Eslinger)

The proposed project was presented, including a site plan, building elevations and sections. Materials samples and colored renderings were presented. The proposed development has a floor area of 2,338 sf, which permits development less than the maximum 2,344 sf permitted by the CC&Rs of the property. The condominium subdivision of the property appears to be in question.

DISCUSSION 06/17/14

A discussion of the design focused on various aspects of the street elevations, landscaping, and the relationship to the adjacent properties. The intensity of development was noted, and its relation to the neighborhood with relatively large buildings. The relatively large scale of the driveway was discussed. The Applicant prefers to retain the footprint, the design features, and the parking of the previously-existing unit which was completely demolished. The Architect pointed out that the design is limited by the CC&Rs, reviewed the front yard setback method, and showed that parking is required to only conform to the previously-existing parking (3 spaces total; no parking for the rear unit; reduced setback from the street, and noted that windows are prohibited at the east side fronting the drive to the rear unit.

Please Provide for FINAL REVIEW:

- a. Please provide reasoning for the 20-foot wide curb cut.
- b. Please provide the planter at the center of the driveway.
- c. Please provide examples of the additional landscape elements discussed in the meeting.
- d. Please provide windows, detailing and enhancements to the east wall fronting the side driveway.

4. PRELIMINARY REVIEW

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

Project Name:	SACIDO RESIDENCE	Permits:	CDP, SDP
	901 Skylark Drive	DPM:	John S. Fisher, (619) 446-5231
Project #:	349884		JSFisher@sanidiego.gov
Zone:	RS-1-5	Applicant:	Mark Farrington, (858) 675-9490

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and companion unit at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

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