

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, DECEMBER 16, 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

Project Name:	HLJH CDP	Permits:	CDP
	820 Rushville Street	DPM:	John Fisher, (619) 446-5231
Project #:	393983		jsfisher@sandiego.gov
Zone:	RS-1-1	Applicant:	Dominique Houriet
			619-454-7306

LA JOLLA Coastal Development Permit (Process 2) to demolish an existing single family residence and detached accessory structure and construct a 2,607 sq ft, 2-story single family residence with an 841 sq ft attached garage at 820 Rushville St. The 0.092 acre site is in the RM-1-1 Zone, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 12/09/14: (Dominique Houriet)

The proposed project was presented. The site is adjacent to an alley to the east, and the site constraints were reviewed. The landscaped area is approximately 1300 sf (30%). The proposed residence is 2607 sf: FAR = 0.65. The building will have a green roof and solar collectors. The exterior walls will be a composition of concrete masonry with wood and glass infill.

The garage is considered an accessory building that does not have to observe the required setbacks. The design appears to encroach into the setbacks including no setback at the alley. The garage is served from the alley.

DISCUSSION 12/09/14

A discussion ensued about the intensity of the proposed development. The proposal appears to maximize the allowable development of the site, including the maximum encroachment into setbacks wherever possible and the maximum amount of floor area. The addition of the green roof is a nice amenity, but it does not compensate for the intensity of development.

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 Paul from Alcorn & Benton Architects at paul@alcornbenton.com or 858-459-0805.

The proposed landscape design is not provided, but it was made clear that the applicant wishes to provide screening landscaping toward the street, as high as possible. The presenter would research what the limits are to a fence height fronting the street.

Please provide for the next presentation:

- a. Review the side yard setback for a garage approached from the alley.*
- b. Review the setbacks for an accessory building.*
- c. Please provide the justification that demonstrates that the Garage is an accessory building.*
- d. Review the heights of landscaping and fences in the front yard.*
- e. Provide a copy of the historic study about this existing home.*
- f. Provide a study of other homes in this neighborhood that reviews the density, FAR, and setbacks of those homes.*
- g. Please provide colored renderings of the proposed design, in relation to the homes in the immediate vicinity.*

3. PRELIMINARY REVIEW

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

Project Name:	Amitai Residence	Permits:	CDP & SDP
	Ellentown Road	DPM:	John Fisher, (619) 446-5231
Project #:	388734		jsfisher@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Maas
			Safdie & Rabines

La Jolla SDP No. 24005109 Coastal Development Permit and Site Development Permit (Process 3) for Environmentally Sensitive Lands to construct a 3,034 square foot single story residence with attached garage on an existing vacant Jot located north of Ellentown Road and west of Horizon Way. The 0.465 acre site is in the RS-1-4 zone and Coastal (appealable area) Overlay Zone within the La Jolla Community Plan area.

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