

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, NOVEMBER 18, 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. COURTESY PRESENTATION

Project Name: **MUSEUM OF CONTEMPORARY ART SAN DIEGO**
700 Prospect Street Permits: CDP & SDP
Project #: not assigned DPM: not assigned
Zone: PDO Subarea 6A
Applicant: Paul Benton, (858) 459-0805

Scope of Work:

The Museum has been considering an expansion of its existing facility, to include added and improved Gallery and Exhibit spaces, conversion of the parking lot fronting Prospect Street to a pedestrian plaza, and a new enclosed Parking Garage. The site conditions have been evaluated and a design developed that has progressed to a conceptual level only. This Courtesy Presentation is intended to invite comment, perspectives, and insights from the La Jolla community, and to inform the community about the feasibility of this proposal. This is a Courtesy Presentation only. No vote will be taken.

3. FINAL REVIEW (PREVIOUSLY REVIEWED 11/11/14)

Project Name: **Haudenschild Gate SCR**
1860 La Jolla Rancho Road Permits: SCR
Project #: 387269 DPM: Jeannette Temple, (619) 657-7908
Zone: RS-1-1 JTemple@sandiego.gov
Applicant: Gene Cipparone
(858) 587-9100

La Jolla: Substantial Conformance review for a new Gate Structure to modify proposed entry gate structure to CDP #1104287, previously approved CDP / Project No. 313059, at 1860 La Jolla Rancho Road, RS-1-1 Zone, Coastal non-appealable overlay zone, within La Jolla Community Plan area.

APPLICANT PRESENTATION 11/11/14: (Gene Cipparone)

The project was previously presented to this committee and approval recommended, and ultimately a CDP was issued.

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.

This project is to provide a new gate entrance to the property in substantially the same location. The original design was set back 26 feet from the front property line: the new gate is 40 from the front property line. The previously-approved design provided a gate 7 to 8 feet high; the new design will provide for a portal that is 18 feet high. The portal will have 14 foot clearance, which is the minimum required to allow a fire truck. The landscape planting includes a row of pine trees, which have already been planted and which are presently about 15 feet high.

DISCUSSION 11/11/14

Gail Forbes made a statement of support: the project is in scale and appropriate for this site.

A discussion ensued about the scale and dimensions of the proposal, and the relative distance to the existing residence and to the other improvements on the site. The proportion and scale of the portal is somewhat greater.

SUBCOMMITTEE MOTION 11/11/14: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project.

(Will / Costello 4-4-1)

In Favor: Costello, Kane, Mapes, Will

Oppose: Collins, Leira, Ragsdale, Welsh

Abstain: Benton, as Chair

Motion Fails. This matter is continued to a later meeting.

4. INFORMATIONAL PRESENTATION & DISCUSSION OF POLICY

RESIDENTIAL ADDITIONS IN THE BIRD ROCK AREA – “MANSIONIZATION”

Presenters: James Ragsdale, Member of the DPR Committee

Sharon Wampler and Dana Williams, residents of Bird Rock

At their November 4th BRCC Community meeting there were a number of issues discussed relating to the construction of residential additions in the Bird Rock Area. Several residents discussed their concerns with several recent build/and flip projects in the area. Several issues were identified are:

1. Some of these projects implement the 50% exemption rule in ways that may not have been anticipated when it was adopted.
2. It appears to be more desirable than ever that the plans of such projects should be reviewed by neighbors in the direct vicinity.
3. Some of these projects implement the same style of architectural plans and materials in the same neighborhood (the new house on Linda Rosa has the same style, stucco and trim color as the completed project on Beaumont Ave. This is contrary to the preference for variation and innovation in the designs in the La Jolla Community Plan.
4. The City of Los Angeles adopted a “Mansionization” ordinance in 2008. This appears to address the size of the structure, with an emphasis that these should be in keeping with the size of the lot and respectful of neighbors. <http://www.latimes.com/local/la-me-0924-lopez-mansion-20140924-column.html>
5. This committee might consider recommending modifications to the Coastal Development Permit Categorical Exclusions that are currently being reviewed by the City and the Coastal Commission. These regulations could require reductions in the allowable square-footage for two story-additions or remodeling and reduction in height limits. This seems to be a more effective way to reduce bulk and scale than the existing requirement to preserve 50% or greater of existing exterior walls.

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We recognize that the implementation of the above recommendations will require review by the City Planning Staff and the City Attorney. The purpose here is to have a discussion of the issues by the Development Permit Review Committee (DPRC), and then, also by the La Jolla Community Planning Association (LJCPA). Hopefully this can expedite the process of any necessary ordinance changes.

This matter will be discussed, direction for further review may be made, and a resolution or recommendation may or may not be put to a vote.

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