

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – January 19, 2016

1. NON-AGENDA PUBLIC COMMENT

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

2. APPROVAL OF MEETING MINUTES

Meeting January 12, 2016

3. PRELIMINARY REVIEW 1/19/16

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

Project Name:	AC Water Group 1008 PPA - Muirlands	Permits:	CDP, SDP
Project #:	431936	DPM:	Angelena Nazareno, (619) 446-5245
Zone:	N/A		anazareno@sandiego.gov
		Applicant:	Jaime Ramos

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated.

The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymar Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.

4. FINAL REVIEW 1/19/16 (Previously reviewed 1/12/16)

Project Name:	SMOLLEN HOMES	Permits:	CDP, SDP
	320 – 322 Nautilus Street	DPM:	John Fisher (619) 446-5245
Project #:	4441478		jsfisher@sandiego.gov
Zone:	RM-1-1	Applicant:	Tim Golba

La Jolla SAP No. 24006152 (Process 2) *Sustainable Expedite* Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots totaling 6,956 square-feet. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 320 and 322 Nautilus Street in the RM-1-1 zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 1/12/16: (Sasha Varone and Tim Golba)

The proposed project was presented. The project is on two separate 25-foot wide lots, each 25' x 125'. The existing house is to be demolished and two separate houses are to be built on the lots. The proposed houses will be 3 bedrooms in three stories, with a carport for two parking spaces. The top floor is a small room with access to a roof deck. The buildings will observe the minimum 3-foot side yard setback. The FAR is 0.75. The homes are 2330 and 2322 sf. The landscape is configured to the citywide standards: a landscape plan is not required. Drainage will conform to current standards for Stormwater Management.

The neighborhood character was demonstrated by a series of photographs. An aerial photograph of the neighborhood was provided which showed the distribution of houses on 25-foot lots. The scale of the adjacent two-story homes was shown in photographs from Nautilus.

Nautilus Street is a View Corridor in Appendix G of the La Jolla Community Plan, providing for an “unobstructed framed view down the street”. The existing mature cedar tree is to remain.

The proposed materials are travertine, copper, and painted siding. There will be photovoltaic panels on a portion of the roof.

No curb cut fronting Nautilus is proposed: the access to the parking for both lots is from the alley.

DISCUSSION 1/12/16

A discussion ensued about the density of the neighborhood, and the nature of the proposed development in relation to the adjacent properties. Although no subdivision is proposed, the change from the larger single home on two lots to two homes on individual lots is a change in character.

The presence of the houses fronting Nautilus Street was discussed, as there might be ways to have the appearance retain the larger scale of the previous single house.

Please provide the following at the next presentation:

- a. Consider zero lot-line development such that the two units would become an attached duplex development.
- b. Retain as many of the large trees as possible.
- c. Please provide a materials sample board.
- d. Please consider the planting requirements for the view corridor location, including the street tree designation for Nautilus Street, if there is one.
- e. Please provide a site plan with the landscaped areas, including the planting area fronting the curb

5. COURTESY PRESENTATION 1/19/16

Project Name:	Zephyr Residence	Permits:	CDP & SDP
	921 Muirlands Drive	DPM:	Mike Westlake (619) 446-5220
Project #:	459676		mwestlake@sandiego.gov
Zone:	RS-1-2	Applicant:	Mike Lake

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

7. COURTESY REVIEW 12/15/15

Project Name:	La Jolla Scenic Residence 6083 La Jolla Scenic Drive South	Permits:	CDP & SDP
Project #:	446152	DPM:	Gaetano Martedi gmartedi@sandiego.gov
Zone:	RS-1-1	Applicant:	Joshua Wood

(Process 3) Coastal Development Permit for environmentally-sensitive lands for the construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Nonappealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.

8. PRELIMINARY REVIEW 12/15/15

Project Name:	AC Water Group 1008 Muirlands Area	Permits:	CDP & SDP
Project #:	431936	DPM:	Angela Nazareno anazareno@sandiego.gov
Zone:	RS-1-	Applicant:	Water Department

LA JOLLA -Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations. Project Scope includes several service easement vacations to be completed once the facilities are relocated.