

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – February 16, 2016 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1
La Jolla, California

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 19, 2016

3. FINAL REVIEW 2/16/16 (*previously reviewed 2/9/16 and in a Courtesy Presentation 12/15/15*)

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

(Process 3) Site 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.

COURTESY PRESENTATION 12/15/15 (Joshua Wood)

This application is only for a Site Development Permit, for development near steep slopes

There is a steep slope area at the southeasterly portion of the site. The site is somewhat lower in elevation than LJ Scenic South, although it is approached by a 300-foot long driveway. The applicant has provided story poles for the benefit of the neighbors. The proposed residence has the main floor that extends across the entire frontage, and a second story at the west wing next to the motor court and a “walk-out” basement at the east wing. The site steps down from the northwest to the southeast.

The driveway will be paved with concrete, with landscaping at both sides.

The roofing is built-up roof at the highest area and other areas; the deck is ipe; and there are some areas with solar collectors.

There will be approximately 600 cy export.

The highest point is 23.5’ at the west wing; 15’ at the central roof deck.

The project has a 0.17 FAR where 0.45 is permitted.

DISCUSSION 12/15/15

A discussion ensued about the nature of the site and the relationship of the proposed development to the adjacent properties, as well as the steep slope. The length of the driveway was discussed, as well as the treatment of the entrance.

Please bring to the next presentation:

- a. Materials sample board
- b. Grading and drainage plan
- c. An exterior lighting plan
- d. Show the solar collectors on the roof plan
- e. Indicate the locations of the heat pump compressors

This matter is continued on December 15 to a later meeting.

PRESENTATION 2/9/16 (Joshua Wood)

The project was reviewed in general, and the design elements and the overall configuration were reviewed. The requested additional materials and information were presented and reviewed.

- a. A materials sample board was presented
- b. The grading and drainage plan was presented, which indicates that the site will have collection and retention areas, and a portion of the stormwater will be pumped to the street.
- c. Lighting will be wall sconces and some areas near the entrance will be washed with ground lighting
- d. The site plan and grading plan were reviewed, which indicates a steep slope area to the southeast. The portion of the site to be developed is roughly 30 feet below the end of the driveway as it connects to La Jolla Scenic Drive South. The most level portion of the site to be developed is to be used for the residence.
- e. The locations of a total of 6 heat pumps were reviewed.

The design of the driveway was reviewed, as were the access and maneuverability issues for the fire department equipment. The brush management plan was presented and reviewed.

There is a covenant of easement for habitat protection is provided to protect the steeper slope areas.

DISCUSSION 2/9/16

The height and dimensions of the proposed house were reviewed. Two site sections were presented, which extended to the property line. There is an agreement with the neighbor immediately to the north that in a portion of the site building height will be kept lower, as reflected in the one-story portion of the design. The driveway pavement will be impervious concrete pavement due to the need to support firetrucks for access.

Please bring to the next presentation:

- a. An aerial photograph showing the site, the canyon, the driveway all the way back to La Jolla Scenic South, the existing pattern of development in the area and between the house and La Jolla Scenic South, including at both sides of the driveway and both sides of the canyon.
- b. Provide a site section through the driveway, which appears to be an extension of Section A1 presented.
- c. Please provide the staff comments on the drainage plan and brush management as they may become available.

This matter is continued on February 9 to a later meeting.

4. FINAL REVIEW 2/16/16 (*Previously reviewed 2/9/16*)

Project Name:	5656 La Jolla Boulevard Mixed-Use	Permits:	CDP & SDP
Project #:	458781	DPM:	Firouzeh Tirandazeh
Zone:	PDO Zone 4		ftirandazi@sandiego.gov
		Applicant:	Claude-Anthony Marengo

(Process 2) Coastal Development Permit for the demolition of two existing commercial buildings and the construction of a 2-story, 11,433 sq. ft. mixed use building with four residential units and two ground floor retail spaces at 5652-5656 La Jolla Blvd. The 0.194-acre site is in Zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone.

PRESENTATION 2/9/16 (Claude-Anthony Marengo)

The project was presented and the overall design elements presented. The proposed design consists of commercial spaces fronting the street and four residential units on the upper floor level. The total occupied development is close to the maximum FAR.

Access to the site for parking is to the west side, from the alley. The difference in elevation from La Jolla Boulevard to the alley has sufficient slope (up to 3 feet) so that the parking will be under the building. The frontage facing west is dominated by rollup garage doors, which will have glass inserts.

Landscaping is provide at the roof decks and the balconies, and at the street frontage. Three Golden Medallion street trees are provided. The plantings are indicated as to the size and the types of vegetation to be provided.

DISCUSSION 2/9/16

A discussion ensued about the development in the area, and the balance of the residential and commercial uses in the mixed-use development, with the parking requirements.

The use of the roof deck for outdoor space for the units was discussed, with questions regarding the screening and the planting to be placed there.

The interior corridor from the parking area to the street required for disabled access should be substantially enhanced as a playful art work so that everyone can enjoy it. The width and design of the enclosed corridor was also discussed.

Please provide at the next presentation:

- a. A photo montage of the frontage facing La Jolla Boulevard, and extending at least 4 lots to the north and south.
- b. An aerial photograph of the site and the adjacent properties, including the properties to the west of the alley.
- c. The planting materials.
- d. A materials sample board.
- e. Colored renderings of the east and west elevations.
- f. Provide further analysis of design carácter of the interior corridor that extends from front to rear.

MEETING PROTOCOLS

1. The Meeting will proceed in three parts:
 - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
 - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
3. The Committee may, by a unanimous vote, proceed to consider a vote of recommendation on a project presented for Preliminary Review.
4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.