

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – March 15, 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 March 8, 2016

3. FINAL REVIEW 3/15/16 (*Preliminary Review 3/8/16*)

Project Name:	311 Sea Ridge Drive	Permits:	CDP & SDP
Project #:	451591	DPM:	William Zounes (619) 687-5942
Zone:	RS-1-7		wzounes@san Diego.gov
		Applicant:	Elizabeth Carmichael

Demolish an existing single dwelling unit and construct a 8,968 square-foot single dwelling unit. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption , in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.17-acre site is located within: the Coastal Overlay Zone (Appealable); Sensitive Coastal (CB - First Public Roadway - Appealable); and Coastal Height Limitation Overlay Zones; Sensitive and Potentially Sensitive Vegetation/Environmentally Sensitive Lands (ESL); Floodway - FP100; Parking Impact (Coastal and Beach); Residential Tandem Parking; and Transit Area Overlay Zones. The project is in the RS-1-7 zone of the La Jolla Community Plan. *Sustainable Buildings Expedite Program*

APPLICANT PRESENTATION 3/8/16: (Elizabeth Carmichael, Tyler Jones, and David Lesnick)

The project was presented, with a discussion of the nature of the site and the existing views to the ocean. The entrance sequence was presented, and the plans and sections of the proposed residence. The 4027 sf, where a maximum floor area of 4161 sf is permitted (FAR = 0.57).

There will be equipment located on the roof that is screened from view from the street. The rooftop equipment is very close to the maximum 30-foot height limit. The applicant has discussed the project with the City and Coastal Commission staff. The applicant has discussed the project with a neighbor across the street, Jacquelyn Zustiak, as well as the neighbors immediately to the south.

The roof will have a photovoltaic array, the rooftop equipment, and a roof deck.

- 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.