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@sandiego.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.

The materials were reviewed: porcelain enamel finish, neolith, and other accent colors and elements.

The stormwater plan includes a water scrubber and then the water will be discharged to a storm drain at street level. The stormwater management plan relies in part on permeable pavers that allow stormwater to enter the onsite soils. The swimming pool equipment is located in the basement of the house.

The project provides a View Corridor at the south side that is roughly 10% of the lot width. Adjacent to that is an open view area under a trellis roof element.

The project qualifies for Sustainable/Expedite Processing due to the use of recycled materials, solar collectors, energy usage, and other elements.

DISCUSSION 3/8/16:

The security for the swimming pool is provided by a wall 5 feet high. At the street frontage, there is a glass panel 5 feet high to provide an unobstructed view from the sidewalk to the view.

The landscape plan and plant materials were discussed.

Please provide at the next presentation:

- a. Please contact the neighbors to review the project with them.
- b. Please provide a photo strip of the houses on both sides of the street, extending at least 3 homes in both directions, with the proposed house placed in that composition.
- c. Verify whether the calculation that the penthouse at the roof is to be included in the floor area calculations.
- d. Please provide copies of the geotechnical report and the paleontology report for the site, including the monitoring method.
- e. Please review the prominent placement of elements at the north side of the property, which includes angular elements and the closure of the site on that side. Please provide a color selection that implements more muted beach-oriented colors.
- f. Review the design of the windows at the second floor and the relationship to the street.
- g. Please provide an updated landscape plan with plant materials selection list. Provide a colored landscape plan.

This matter is continued March 8 to a later meeting.

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.