

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – April 12, 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 15, 2016

3. FINAL REVIEW 4/12/16 (Reviewed 3/8/16 and 3/15/16)

Project Name:	311 Sea Ridge Drive	Permits:	CDP & SDP
Project No:	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.

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.

APPLICANT PRESENTATION 3/15/16: (Elizabeth Carmichael and David Lesnick)

The presenters addressed each of the items described in the last meeting.

Clark Bell (321 Sea Ridge); Ready; Zustiak; Betsy & Pat Wagner; Dorothy & Chichi Bengochea.

The street view composition shows the project in relation to the adjacent buildings. Most of the adjacent properties are also 2 stories in height.

The floor area calculations were reviewed: the penthouse is 259 sf, and no more than 10% of the area of the roof; and is exempted as the top floor of the building.

The findings of the geotechnical report was presented, in which the 75-year recession line was shown, which is not as far as the 25-foot building setback line.

The materials sample board was reviewed, and a discussion ensued about the selection of colors for the exterior. The relation to the colors and materials of the other buildings in the neighborhood was discussed. The window frames are bronze anodized, and the glazing is a gray tint.

The windows facing the street are at interior closets and bedroom spaces.

The revised landscape plan was presented, with the revised plant list and a new composition of the planting. The landscaped area is 17% of the site. The glass panel at the front view corridor is a clear glass.

DISCUSSION 3/15/16

The proposed house is close to the maximum size allowed, with a full basement extending beyond the walls of the building above and a dedicated View Corridor on the sideyard setback that is linked to an open area under roof. The floor plan does not provide for connection or interaction with the street (it is turned inward and away from the street). The public safety and the relationship to the neighborhood is diminished.

The color selection is inconsistent with the character of the neighborhood, and the use of harsh basic black, grey and white colors although it is consistent with the design approach.

The use of the glass panel at the View Corridor was discussed, and how it has the potential to intrude on the lap pool, which is a relatively private portion of the site.

The lack of “eyes on street” changes the character of the neighborhood that traditionally had windows and porches facing the street, allowing for better social linkage of the residents to the life on the street and neighborhood. It was suggested that the so called “porch-ocean see through” be treated as the traditional porch of the American neighborhood.

Please provide at the next presentation:

- a. Physical samples of the materials
- b. Renderings in white
- c. Reconsider the front porches at both floors and their relation to the street.

This project is continued March 15 to a later meeting.

2. PRELIMINARY REVIEW 4/12/16

Project Name:	Turquand Residence 1745 Castellana Avenue	Permits:	CDP & SDP
Project No:	462298	DPM:	Gaetano Martedi (619) 446-5329
Zone:	RS-1-5	Applicant:	David Lam Safdie & Rabines

A Process 2 Coastal Development Permit for the demolition of existing one-story single family residence, storage and stairs, construction of a new 2-story single family residence, site retaining walls, site stairs, pool, and exterior hardscaping. The 0.21 acre site is located in the RS-1-5 zone, Coastal Height Overlay Zone, the Coastal Overlay Zone (Nonappealable), the Coastal Parking Impact Overlay Zone, of the La Jolla Community Plan.

