

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – October 18, 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 October 18, 2016

3. FINAL REVIEW 10/18/16

Project Name:	Shough Residence 6436 Camino de la Costa	Permits:	CDP & SDP
Project No.:	484369	DPM:	Karen Bucey
Zone:	RS-1-5	Applicant:	Mike Rollins

*Sustainable Expedite * (Process 3) CDP SDP Hearing Officer as decision maker) to demolish an existing residence and construct a new 5,886 SF, 2-story over basement residence at 6436 Camino de la Costa. The 0.25 acre site is in the La Jolla Community Plan Area, RS-1-5 zone, Coastal (Appealable), Coastal Height, Sensitive Coastal, Parking Impact (Beach, Transit Area and Residential Tandem), Geologic Hazard (43 and 53) overlay zones.

APPLICANT PRESENTATION 9/13/16: (Michael Rollins)

The project was presented, which consists of the demolisiton of the existing home and replacement with a new structure. The structure was reviewed by the City and found to not have historic significance. The bluff edge was defined by a geotechnical investigation.

The occupied portion is 5886 sf, the basement is 3739 sf; the footprint is 3739 sf; the FAR is 0.53 which is less than the 0.54 permitted. The excavation will result in export of 1725 cy. The landscaped area is 34% of the site. The front yard is 46% hardscape. The exterior finishes are blue lava stone, with some accents of espresso-colored stucco. The metal windows will be aluminum or titanium, with horizontal bands created by a bead-blasted titanium fascia across portions of the exterior at the first and second floor.

DISCUSSION

The building sustainability was discussed: solar panels, recycling of demolition materials, energy usage, landscape, etc. The stark nature of the exterior finishes was discussed, as well as the lack of windows facing the street.

Please bring to the next presentation:

- a) Colored rendering of the exterior elevations
- b) Photographs of the neighborhood context – adjacent houses to the right and left.
- c) Describe the protection of the view corridor. Demonstrate how the view easement is protected by a pool cover in lieu of the 5-foot fence around the property, the planting materials that will be in the view corridor.
- d) Provide a section through the site, showing the building and the two adjacent properties.
- e) Provide information on the use of permeable surfaces.
- f) Provide a drainage plan showing the direction of flows on the site.
- g) Show the profile of the solar panels at the roof, in relation to the height limit.
- h) Provide the geotechnical report
- i) Consider the staging of the project and the movement of materials and equipment without entering the street.

This matter is continued to a later meeting.

4. FINAL REVIEW 10/18/16

Project Name:	Blue Heron 5228 Chelsea Street	Permits:	CDP & TM Waiver
Project No.:	502954	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Claude-Anthony Marengo

(Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling unit and construct an 8,963 square-foot single dwelling unit on a single lot. The 0.19-acre site is located within the Coastal Overlay zone (Appealable), Sensitive Coastal Overlay zone - CB and First Public Roadway at 5228 Chelsea Street in the RS-1-7 zone(s) of the La Jolla Community Plan

APPLICANT PRESENTATION 10/11/16 (Claude Anthony Marengo)

The applicant described the project, which is on a lot between Chelsea Street and the ocean. The lot area is 8900 sf. The first floor is 2736 sf, and the second floor is 2050 sf. The top floor enclosed area is 198 sf and the adjacent open deck areas total 916 sf. The GFA for the project is 4984 sf, and 8,963 if the basement is included, but that is not a part of the floor area calculations.

The side yard setbacks are 4 feet and 16 feet. The front setback is 10 feet. The bluff edge setback is 25 feet.

Four parking spaces are provided, where two are required. The length of the driveway is less than the 19'-6" minimum driveway length, so cars will park in the street or in the garage.

The elevations were presented, showing the overall building height and the setbacks. The highest point is roughly 29'-7" above existing grade. The elevation facing the ocean is dominated by glass, with stone, wood, and stucco finishes at the exterior. The other elevations also have glass windows that are composed in rectangles with the same infill materials. The site is roughly 55 feet above mean sea level.

The distance from the basement wall to the north property line is 7 feet; from the south it is 4 feet. The water feature at the south side is 4 feet deep.

The fences are 75% open. At the front yard of the building to the north, there is a basement courtyard that is accessible from the basement and open to the sky. The planting is selected to limit height, and most of that will grow to a maximum height of 3 feet.

No modifications or maintenance of the bluff face is proposed: the site has been determined to be geologically stable, resulting in the 25-foot setback.

DISCUSSION

A discussion ensued about the open space of the roof areas, the configuration of the open areas and the basement courtyard.

Please provide for the next presentation:

- a. A colored rendering of the site plan including the landscape elements and the colors of the light well elements, and showing the water elements.
- b. Materials sample board
- c. Provide a copy of the geotechnical report.
- d. Photo montage showing the relative size of the adjacent homes that are within 3 homes on each side.

This matter is continued to a later meeting.

5. PRELIMINARY REVIEW 10/18/16

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

Project Name:	Jain Residence	Permits:	CDP
	1421 Soledad Avenue		
Project No.:	503161	DPM:	Karen Bucey
Zone:	RS-1-5	Applicant:	Matt Gomes Tim Golba

CDP Process 2 for demolition of an existing 1,878.4 sf residence and attached garage on a 7,647 sf lot, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf (2) car

