

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – November 8, 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 11/8/16

Project Name:	Rutgers Road Street Vacation NE of Cass at Van Nuys Streets	Permits:	Street Vacation & Slope Easement Vacation
Project No.:	496760	DPM:	Edith Gutierrez Angela Nazareno
Zone:	RS-1-7	Applicant:	Dena Boylan

LA JOLLA/PACIFIC BEACH (Process 5) IO #14000993 Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The 0.1291 acre site is in the RS-1-7 zone within the La Jolla and Pacific Beach Community Plan Areas. Council Districts 1 and 2.

INFORMATION ONLY PRESENTATION 9/20/16. (Mary Carlson, SD City Staff; Dena Boylan, SD City Staff; Bruce Beach, Attorney for adjacent property owner)

The City will place some the undeveloped land at the terminus of Cass at Van Nuys on the open market for sale. The land was purchased by the City in 1957, but never used or developed. Six page handouts were distributed to illustrate the location. Included were survey maps, lot numbers, street locations, topographic maps, and maps of the Community Plan areas. The lots involved include area from both the La Jolla and Pacific Beach Community Plans.

The change in elevation from Van Nuys is 185 feet, to the top of the property is 215 feet. Mr. Beach represents the neighboring property owner that wishes to purchase the property. Notices were mailed to the neighborhood in July 2016. City Staff has presented this information to the Pacific Beach Planning Group.

DISCUSSION

The project features were presented and questions asked for clarification.

PLEASE PROVIDE FOR NEXT PRESENTATION:

- a. Please enlarge areas of interest, ie: photos, drawings, and mount on poster boards.
- b. The City Zoning Map shows area as RS-1-5, your information says RS-1-7. Please resolve.
- c. Please present this project to the La Jolla Parks and Beaches Committee for a recommendation.
Chairman Dan Allen, 858-245-1586 danallen@alum.mit.edu
- d. If the vacation and sale are successful as envisaged how many total houses can be constructed on these lots?
- e. What facilities does the Community have in the immediate area?
- f. Please provide the Minutes, and the results of any votes from the Pacific Beach Planning Group, and their Subcommittees.

APPLICANT PRESENTATION 10/11/16 (Dena Boylan, Mary Carlson)

The applicants presented the project. The subject site is presently an unimproved street roughly 5600 sf, in the RS-1-7 zone. The purpose of this application is to vacate that public use as a potential street. The largest possible house that can be built on the site is 3300 sf. The property was last cleared for sale in 2014, and that will be reviewed again by the City Council.

The property rises above the street. There are public streets abutting the site on two sides, in the form of an alley and an unimproved section of Cass Street, neither of which will be vacated.

A map was presented which indicates the parks and other public facilities in the area of the subject property.

The Pacific Beach Planning Group recommended approval 8-3-1. The Parks & Beaches Committee was consulted but the Chair of that committee has not indicated if he would like to hear the project.

If the property is to be sold to a private party, the steepness of the slope will limit the developability of the property. When considering the property for sale, the various departments of the City reviewed the possibility of maintaining the property as Open Space; the City dispensed with that concept. The property is surrounded by private property: it does not abut public Open Space land.

DISCUSSION

A discussion ensued about possible other uses for the property, including as park land or open space.

4. FINAL REVIEW 11/8/16

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 garage located at 1421 Soledad Av in RS-1-5, Coastal Overlay (Non Appealable-Area 1), Coastal Height Limit Overlay Zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 10/18/16: (Tim Golba)

The project was presented. The site is above Soledad Avenue and Al Bahr Drive, at the southwest corner of that intersection. An easement at the south of the property serves the shared driveway access to the residence to the west. The project will include a new basement garage at the street level of Al Bahr Drive, leaving the easement to the neighbor. The reservoir to the south is roughly 12 feet above the subject property.

The proposed residence will be 2 stories above the garage. The roof has a roof deck at the easterly end. The elevation drawings were presented, with the entrance element next to the garage door, and the upper floors arranged to both sides of the stair tower. The overall height is roughly 29.5'.

The proposed materials are stone at the basement level, stucco and wood siding on the upper floors, and glass guard rails at the balconies and decks and the roof deck.

DISCUSSION

The committee noted that a positive feature is the setback of the building from the north side, and the new entrance to the garage at Al Bahr Drive. The project would be somewhat larger above the street, yet the additional setback is a welcome balance to that. The driveway entrance at Al Bahr Drive provides a street-level and pedestrian-friendly connection to the street.

Please bring to the next presentation:

- a. Landscape Plan
- b. Materials sample board.

5. PRELIMINARY REVIEW 8/16/16

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

