

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday June 20, 2017 – 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 May 16, 2017

3. FINAL REVIEW 6/20/2017

Project Name:	La Jolla Blvd CDP/MW 7209 & 7211 La Jolla Boulevard	Permits:	CDP & TM Waiver
Project No.:	531899	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Beth Reiter

(PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

Applicant Presentation 4/11/2017: (Beth Reiter)

Presentation for map waiver only, 2 units, No changes to structures except GFI outlets, smoke alarms and CO alarms. Parking Table 142-05c requires 1.5 spaces/ea for 3 bedroom units. 3 spaces req'd, 3 spaces proposed although room for more with tandem parking (allowed). The only common shared space is in the rear parking area.

Discussion 4/11/2017:

No Condominium documents are available. **Scenario:** What mechanism is in place to prevent Condo owner 1 from requesting a building permit to expand and use all available FAR on the lot without Condo owner 2 being aware? No answer, but applicant will ask owners/attorneys to consider. Exempt from CAP requirements but committee members requested looking at possible permeable paving. Parking plan looks disjointed, Street trees are required but require 5'x5' planting area. Current 10' ROW from curb is 2.5' planting, 5' sidewalk, and 2.5' planting. Committee requested investigate moving sidewalk to one side or other. Committee suggested area on street side of front

fence should be maintained as common area (unified care and design). Noticing to tenants is being done.

Items requested for second presentation 4/11/2017:

- Complete Parking Plan
- Show front Landscape area as shared space
- Show 5' wide greenway and 5' wide sidewalk and locate street trees
- Bring zoning map
- Provide a colored overlay of the property, show area of interior, exterior private, exterior public and include square footage and % for each.
- Bring support documents for Climate Action Plan exemption
- Show utility meters/laterals on plan and trash storage location
- Provide photo montage of street (minimum two houses in each direction)
- Address how Owner "1" can't just go to city and apply for permit and use all of the available FAR and leave owner "2" without recourse.
- What is current and allowable FAR on site

4. PRELIMINARY REVIEW 6/20/2017

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

Project Name:	Playa del Sur	Permits:	CDP & PDP
	902 Playa del Sur		
Project No.:	479656	DPM:	Edith Gutierrez (619) 446-5147
Zone:	RS-1-7	Applicant:	Daniel Linn

(Process 4) Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of four (4) single family dwelling units for rent and attached garage(s) with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 902 Playa Del Sur Street in the RM-3-7 zone of the La Jolla community plan area.

APPLICANT PRESENTATION 5/16/2017: Joe LaCava, Dan Linn

5 units in 4 structures. Bldg C has 2 units (Studio + 2 bedroom). Approx 60% impervious surface proposed where 90% existing. Parking for units A=2, B=2+2(underground), C=2+2(underground), D=2. Tandem zone allows 3 cars parked "tandem". Landscape between buildings (3') is just mulch. Deviation for narrower building separation (3' vs 6' required) and reduced front yard setback. Hardship of small lot with two front yards. Neighborhood is a mix of apts and SFR.

Discussion 5/16/2017:

Leira: Is a single building more appropriate for small lot? Missed opportunity to utilize narrow space between buildings. Prefer two buildings to 4. High square footage, could make smaller with more articulation.

Kane: Blank wall over unit C garage, please investigate architectural element to break up large plane.

Building Areas:

	Living	Garage	Basement
A	2318	419	0
B	2424	442	986
C1	2089	265	1050
C2	380	200	0
D	2370	426	0
Total	9581	1752	2036

Please Provide for FINAL PRESENTATION:

1. Street scape with 2 adjacent buildings
2. Request to investigate 2 buildings instead of 4
3. Architectural element to break up unit C mass over garage (Trellis?)
4. Can Studio unit have a front patio?
5. Provide cut-sheet for auto lift.

This matter is continued to a later meeting (request return 13 June 2017).

5. FINAL REVIEW 6/20/2017

Project Name:	Seawall Maintenance	Permits:	CDP
	5322 & 5328 Calumet Avenue		
Project No.:	531583	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Tom Story

(Process 3) Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. The site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION: 6/13/2017 (Tom Story, Robert Hawk)

Correction: The owners of 5328 are not co-applicants. An erodible concrete wall was built on the 5322 Calumet property with an emergency CDP approval and then followed up with a full and approved CDP approval within 90 days. Adjacent to the completed wall, water drainage and wave action have undermined the un-reinforced section that is within the paper street ROW between 5322 and 5328 Calumet St. The proposal is to reinforce approximately the lower 1/3 of the bluff with erodible concrete.

PUBLIC COMMENT: 6/13/2017

- Neighbor concern that 1999 remodel at 5322 was too big and too close to bluff
- Neighbor concern that previous owner overwatered landscape at bluff top
- Neighbor concerns over construction noise, vibration, dust, trash, and overspray damage to home from previous wall work and 5328 construction.

SUBCOMMITTEE DISCUSSION: 6/13/2017

- Discussion of ways to mitigate construction impacts
- Applicant proposed to include adjacent neighbors in coordination/noticing efforts

- Request to consider mixing concrete offsite to control dust
- Request to consider limiting allowable work days to some acceptable wind threshold.

Applicant requested to return June 20, 2017

Please provide for the next presentation **FOR FINAL REVIEW:**

1. Timeline for construction
2. Consideration of offsite mixing and wind threshold items above.
3. Site section from beach to street through center of ROW.

6. FINAL REVIEW 6/20/2017 RETURNING PROJECT – CHANGES TO APPROVED DESIGN

Project Name:	Clausen Residence	Permits:	CDP & SDP
	7404 Monte Vista Ave		
Project #:	404187 & 458577	DPM:	Jeff Peterson, (619) 446-5237
Zone:	RS-1-4		japeterson@sandiego.gov
		Applicant:	Drew Razon, DuCharme
			858-454-5205

La Jolla (Process 3) 10# 24005509 • SUSTAINABLE BUILDING EXPEDITE PROGRAM • Coastal Development permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave. The 7500 sq site is located in the RS-1-7 zone of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

Amendment to Coastal Development Permit #1417146
Project Address 7404-7406 Monte Vista Avenue

Short description: Amend CDP to maintain the property's original duplex status as established at time of construction in 1948.

Modifications include:

Unit 1 - 7404 Monte Vista Avenue (street level)

Enlarge Unit 1 LR by 255.5 sf

Replace proposed caissons with masonry foundation walls, creating basement/storage/utility space

Add new interior spiral stair to access basement

Modify proposed internal stair to eliminate connection to Upper Unit. Unit 1 stair to access roof deck only.

Unit 2 - 7406 Monte Vista Avenue (upper unit)

Reduce amount of proposed expansion by 63.3 sf;

Upgrade existing kitchen, add washer/dryer;

Add new separate deck.

A little background by the Applicant: We originally presented this project to your group in March 2015 as an addition to a "single family residence," but that description was in error because the building is actually a duplex, as that is how it was originally constructed in 1948, and how it has been used since.

FOR REFERENCE, THE FOLLOWING HISTORY OF THE PROJECT REVIEW IS PROVIDED:

APPLICANT PRESENTATION 3/10/15: (Laura duCharme-Conboy)

The proposed project was presented, including the footprint of the house and the area of the addition. A site plan and landscape plan were presented, with examples of the relation to the view corridor and the street. The exterior elevations were reviewed, and the fencing which has some openings fronting Marine Street.

Photographs of the neighborhood context were presented.

The existing fence is as much as 13 feet above the street, and it is proposed that it will be retained, although opened to add to the view down Marine Street toward the ocean.

DISCUSSION 3/10/15

A discussion ensued about the character of the neighborhood, and the relationship of the site to the view corridor down Marine Street, and the relation of the new addition to the existing.

A landscape plan is not provided, nor is it required: the Applicant showed a planting list that the owners will draw from as they landscape the property.

Please provide for the next presentation:

- a. On the elevations, show the existing and new construction, demonstrating consistency yet differentiation with the existing structure.*
- b. On the south elevation, show the planting at the slope fronting Marine Street.*
- c. Provide information regarding the open fence, including a comparison with the current requirements for open fencing in the front yard.*

The Chair directed that this matter be continued to a later meeting.

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (Laura duCharme Conboy)

The proposed project was presented, with exhibits that show the additional information requested. The addition areas were shown, in relation to the existing structure to remain.

The fence requirements were discussed, including the limitations to height and the required open space in the fence. An elevation of the fence viewed from Marine Street with the proposed design was presented.

A landscape planting plan was presented, using a palette of 7 different plants. The proposed planting is a mixture of 3-foot high planting with some taller planting at the higher areas of the slope.

DISCUSSION 3/17/15

A discussion ensued about the character of the addition, which is designed to closely match the style of the existing, and the appropriateness of the addition to the existing design. The design also appears suited for the context of that neighborhood.

SUBCOMMITTEE MOTION : Findings CAN be made for a Coastal Development Permit and Site Development Permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave.

(Ragsdale / Costello 6-0-1)

In Favor: Collins, Costello, Leira, Mapes, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

Motion Passes

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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.