

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

Meeting Agenda – Tuesday August 8, 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 July 18, 2017

**3. FINAL REVIEW 8/8/17**

Project Name:	Hardiman Residence	Permits:	CDP
	5626 Dolphin Place		
Project No.:	550448	DPM:	Pancho Mendoza
Zone:	RS-1-7	Applicant:	Joshua Wood

(Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

**APPLICANT PRESENTATION: 7/11/2017 (Joshua Wood)**

- Passed out site photos and material board
- 2400sf, 1235sf basement, 475sf garage on alley
- Dolphin place side is all pedestrian, back of sidewalk is PL
  - Pull retaining wall off sidewalk (add planting)
- Entry level is bedrooms, living above, Master in back of entry level
- Large front lawn, 23'-8" front setback where 15' required
- 10-10 + 5-2 side setbacks, touch 5' setback at alley garage
- Upper level (inverted floor plan) opens front and back
  - Second floor stepped back on all but East side
- Basement, Family, Garage, Exercise (high windows)
- Brick, wood, glass, stucco
- Presented perspectives
- Large two story glass element with lightwell, to bring light down to basement
- Frosted/obscured glass at stairs for neighbor privacy, and ground level bathrooms

- 8' of grade change across lot (NE to SW) – steep slope beside garage to be planted out.

**COMMITTEE QUESTIONS: 7/11/2017**

- Welsh – Relation to neighboring houses? – presented phot montage – all 2 story
  - Common retaining along sidewalk, proposed to setback and landscape to buffer
  - Grade of home behind? 5-6' higher at grade level
- Welsh – neighbors? Applicant has reached out. Neighbors are here
- Gaenzle – FAR? Allowable=2628, 2400 above grade, 226 of garage counted (2626) – basement and garage combined 1710 sf
- Kane – transition to home on East is abrupt

**PUBLIC COMMENT: 7/11/2017**

- Randy Kelly – Took work to figure out where to go. (this meeting needs better notification) 1929 Spanish classic 800 sf being demolished, 5x larger structure, concerned about density/character, diminish views, floor area workarounds, 30' height grading, opposed to project without cutbacks to satisfy neighbors.
  - Chair suggestion to public to compare FAR/height to neighborhood
  - Kelly – what is intent of FAR? ... control visible bulk and scale
  - Kane – FAR items not included is loophole.
  - Kelly – request accommodation to affected homes
- David Shepards – Remodeled, but chose not to go up second floor. Other neighbors exhibited similar restraint
- Joanna Marsh – Concerned about mansionization, why “downtown urban element” (per applicant presentation). Other neighbors view is completely gone. Vacation home?
- Theresa Leshner – Picture is “killing her” Received notice of project, architect reached out last week, shocked/sad. Purchased last year (forever home). They hired a LJ architect who prepared them to lose first floor views but not second floor. Grading allows applicant to start higher than current home. Current plan will eliminate most of Westerly views and all of views from some areas. Storage on second floor deck blocks partial view, requested movement towards Dolphin or lower. Architect said it is possible with redesign. Sent letter to Hardimans. No response. Request to lower 2'. Presented graphic representations of proposed impacts on view. Deck looks into master bedroom. Glass rails would help. Did not expect to lose second floor.
  - Costello – CCC and SDMC and LJCP do NOT protect private views.

**COMMITTEE DISCUSSION: 7/11/2017**

- Costello – Neighbors should be good neighbors
- Leira – Neighbors home looks further setback.
  - Floor to Ceiling heights?, 9 basement/11 main/10 upper
  - Work with neighbors to lower floor to ceiling heights, think there is opportunity to lower
  - Applicant presented image of how much more the neighbor still maintains view
  - Main level is up 2' from current
- Gaenzle – upper level storage would be great to get rid of. East elevation is too long/plain, not articulation, 60' long
- Leira – remove storage on second floor deck or reduce and rotate 90° to reduce disruption to neighbors

- Kane – poor transition to neighboring home with long East wall. Style is too urban.
- Gaenzle – main level, where is west neighbor obstruction? Neighbor (west) roof matches proposed upper level ceiling. Can home slide North? Please investigate.
- Leira – Strong elements need to allow some flexibility. Please consider lower ceiling heights.
- Kane – total height – 30', 24.5" height
- Will – angled building setbacks? – 6" below

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

1. Consider design changes, discuss with client/neighbors
  - a. Consider breaking up East wall
  - b. Consider eliminating or turn second floor deck storage 90°
  - c. Consider lower floor to ceiling heights
  - d. Try shifting house North
  - e. Consider glass walls at rear deck
2. Cross section at neighbors, window alignment, add to section B
3. Aerial View

**Applicant requested to return July 18, 2017**

**APPLICANT PRESENTATION:** 7/18/2017 (Joshua Wood)

- Site section including neighbors on E and W.
- Lowered main level 6" to 10' (from 10'-6")
- Follows trend of roof heights down slope of Dolphin Pl
- Easterly elevation
- Vacation home until retirement
- 10.5' overhang has support post at end, 8' of 18' deck left uncovered
  - Allows openness/shade when not in town.
- Minor material changes along front half of East elevation.
- Wall already exceeds required setback by 2', articulation would create moving closer to setback
- Aerial photo – second floor size is in keeping with neighborhood
  - Neighbor second floor is stepped back, applicant is forward, opening views for neighbor
- Opened up storage area wall by using guardrail height storage bench instead of full-height closet. View provided through new wall cutout above storage bench.
  - Explain sliding panel? – Wood sliding panel can be closed to provide owner privacy when deck is in use and left open when owners are away.
- What is offset material - Fiber Reinforced concrete “stone” look panel
- FAR is consistent in the neighborhood
- Unarticulated 2 story walls along East PL is consistent in neighborhood
- Original cottages are not the dominant archetype anymore ... eclectic neighborhood

**COMMITTEE QUESTIONS/DISCUSSION:** 7/18/2017

- Consider glass railing – Yes, decided not to for maintenance, railing is 2' below neighbors window sill

- Setbacks?
- Height? 24’-6” from grade
- Collage from street views ... presented

**PUBLIC COMMENT: 7/18/2017**

- Merten – FAR is .5975, (4 sf left)
  - Representing some neighbors, 8 names/families
    - Cathy Carpizo
    - Pam Dekema
    - Tom and Tina Duffy
    - Michael Ishayik
    - Todd and Teresa Leshner
    - Jordana March
    - David Shepardson
  - Project exceeds FAR, 5’ exemption line follows 57’ contour line, deck at 62’, should connect to corner (35 sf should have been counted)
  - Roof Plan: not available today
    - Parapet at one elevation (86.5’)
    - Contours of existing grade below (55’ at one point)
      - Roof height of 31.5’ at one corner
      - Does not meet code
  - Must provide 2 parking spaces, plus 2 guest spaces. Must be provided in driveway or on street in front of project, not enough street frontage for two. (35’ of frontage) ... deficient 1 space.
  - Driveway gradient limits, if greater than 5% requires 25’ long transition areas, driveway slab is warped, 9% on East edge down, 6% slope up on West edge.
  - Visibility areas – adequate site lines, view up alley is blocked, visibility area is not defined for alleys and requires city attorney opinion if adequate site.
  - LJ Community Plan “New development should transition, setback upper floor”, second floor steps forward.
  - East Elevation, translucent glazing will light up like lantern, light intrusion into neighbor. Code sections about light intrusion require light cast to stay on property.
  - Urge committee to ask applicant to come back with compliant design.
- Jordana March - Neighbor to West
  - Did not hear from applicant.
  - Windows look directly into bedroom windows
  - Light directly into her bedroom
  - It is difficult to park on Dolphin Place – project has insufficient parking
  - Concern for soil stability digging basement, 100 year old trees on applicants lot. Palm tree Roots wrap around street water lines
  - Concerned about flooding
    - Applicant: all site drainage mitigated on site

- Applicant: Proposed structure does not dig deeper than neighbor
  - Alley has heavy travel, vehicle and pedestrian/bike/skateboard
- Tom Duffy – not suitable for neighborhood, not setbacks, style is horrendous, sticks out like a sore thumb.
- Todd Leshner – digesting all of this. Have discussed many specific issues for their home on the East. There are more broad issues. In extended neighborhood only saw what appeared to be 5 homes with what looked like 3 stories. 4 of the 5 had a tiered (wedding cake) design.

**COMMITTEE DELIBERATION: 7/18/2017**

- Applicant responses to Merten issues
  - Reviewed with city staff and engineering has been reviewed by city staff
  - Driveway slope can be worked out, his garage is not abnormal for this street.
  - None of houses on street offer the guest parking.
  - Context, next door neighbor has 2 story façade at street, this is common in neighborhood.
  - Translucent glass meant to create privacy and still provide articulation to neighbor, can provide low level lighting
    - Could be replaced with wood (Welsh)
- Need to review FAR and height issue
- Views are improved by redesign.
- Applicant: Lot looks like a vacant lot, but consistent and larger than majority of lots
- Neighbor: What is short version of historic status?
  - Applicant: full historic report and city review. Major renovations, few original elements.
- View safety, visibility triangle?
  - Applicant: Garage located at flattest place he can.
  - Applicant can adjust site storage wall if it was the only issue.
- FAR issue
  - Applicant: now there is a comment on cycle issues to review FAR issue.
- Premature to vote without answer to significant items.
- How did you lower the roof?
  - Applicant: Reduce interior space. (any more puts second floor roof in neighbors' view)
- Any opportunity to add perforated screen or redesign translucent selection at stairs.
- Would applicant be amenable to coordinate with neighbors or neighbors' representative?
- What is exempt floor area?
  - Applicant: 1484 sf is exempt from floor area. (all in basement/garage level)

**APPLICANT ELECTED TO RETURN – August 8, 2017 DPR meeting**

#### 4. FINAL REVIEW 8/8/17

Project Name:	Abbott Residence CDP / SDP 6340 Camino de la Costa	Permits:	CDP & SDP
Project No.:	538814	DPM:	Glenn Gargas
Zone:	RS-1-5	Applicant:	Lauren Williams

(Process 3) Coastal Development Permit and Site Development Permit for a second story addition to an existing residential single dwelling unit with detached garages for 4325 square feet of construction and a total of 9580 square feet. The 1.37-acre site is located at 6340 Camino De La Costa in the Coastal (Appealable) overlay zone within the RS-1-5 base zone in the La Jolla community plan area.

#### **APPLICANT PRESENTATION:** 7/18/2017 (Lauren Williams, Mike McCarley)

- Large property on bluff at Camino de la Costa
- Remodel only ... adding more than 10% Floor Area triggers CDP
- Proposed street trees
- Very little of house will be visible from street due to dense landscape
  - Existing/proposed house main level is 15' below street elevation
- Removing structure from 25' bluff setback.
- Front setback is 88', almost 100' back from street
- FAR is .19 where .45 allowable.
- Stepping back second floor
- Mainhouse Sides 30' and 28' where 8' and 6'-10" required (existing garages are consistent with that, slightly further away from PL)
- 75% of lot is landscape
- City issues –
  - Importance of view corridors, proposing to make sideyard gates transparent (open) gates, no vegetation over 36" in sideyards.
  - Street trees, 6 new palms
- Mature developed landscape to remain

#### **COMMITTEE QUESTIONS:** 7/18/2017

- Can we consider this as final (no, Costello)
- Do you have an FAR study? No ... far under allowable.
- How does it look from beach, applicant presented photo
- What portion to be removed on bluff side

#### **PUBLIC COMMENT:** 7/18/2017

- Name? – represent neighbor (Midler), would like to see actual plans.
  - Is this an amendment to previous CDP? - this is a new CDP. All previous CDPs have been exercised
  - Norther garage with Lanai (2008), was a view corridor required then?
  - All existing landscape/hardscape to remain in place. Some concern that North/West palm tree has been removed.

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

- Plans for view corridor

