

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

Meeting Agenda – Tuesday September 12, 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 August 15, 2017

**3. FINAL REVIEW 9/12/17**

Project Name: Abbott Residence CDP / SDP Permits: CDP & SDP  
6340 Camino de la Costa

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
- Main house 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

**APPLICANT PRESENTATION August 8, 2017**

**Mike McCarley**, Matrix Design Studio

- Plans for view corridor  
*City requires that all landscaping is below 40”high in view corridor; site slopes down to ocean (40-50 ft. below street level) with all vegetation below 40” height as measured from sidewalk; existing solid 5 ft. wall & gate at sidewalk remain 5 ft. tall, but are 75% open (glass & metal).*  
*Ganzle & Leira: is view corridor a straight line or a “view cone”? Can the ocean shoreline be seen from the corridor?*
- Provide CDP paperwork for previous projects  
*2000 CDP approved but not used; expired after 3 years; 2007 CDP for pool room & outdoor area beneath garage; no recorded CCC view easement with either CDP; view easement will be recorded for this project to proceed (8’6’ wide)*
- Compare elevations (existing vs proposed)  
*Drawing provided; proposed 2<sup>nd</sup> story 12 ft. above existing*
- Applicant presented materials board at earlier meeting

**Committee Deliberation (8/8/2017)**

**Gaenzle:** Lush site with a lot of landscaping; make effort to open view corridor?

**Collins:** Previously permitted garages are in current front & side yard setbacks. Although not part of project, can they be modified to open view corridor?

**Leira:** Do study to see if there is a shoreline view that can be established with tree trimming.

**Please Provide for FINAL REVIEW:**

- Provide study to determine if there is a shoreline or ocean view from the sidewalk

- If so, consider solution to open view corridor, IE, remove walls and plants in sideyard setback, move the garages if they are in the setback

**2. PRELIMINARY REVIEW 9/12/17**

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

Project Name:	5785 La Jolla Blvd Mixed Use	Permits:	CDP, PDP
Project No.:	552695	DPM:	Morris Dye
Zone:	PDO Zone 4	Applicant:	Manuel Oncina

(Process 4) Planned Development Permit and Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story 14,150 sq ft mixed use live/work building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

**3. PRELIMINARY REVIEW 9/12/17**

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

Project Name:	Zadeh Residence 6170 Inspiration Way	Permits:	CUP
Project No.:	556322	DPM:	Hugo Castaneda
Zone:	RS-1-4	Applicant:	Claude Anthony Marengo

The demolition of an existing dwelling unit and the construction of a new 4,732 square-foot single story residence over a 2,866 square-foot basement located at 6170 Inspiration Way. The 0.30-acre site is in the RS-1-4 zone, Coastal (Nonappealable) overlay zone within the La Jolla Community Plan Area.

**4. PRELIMINARY REVIEW 9/12/17**

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

Project Name:	Henley Retaining Walls 615 Wrelton Drive	Permits:	CDP
Project No.:	551969	DPM:	Hugo Castaneda
Zone:	RS-1-4	Applicant:	Sven Gierlichs

Site retaining walls located at 615 Wrelton Drive. The 0.33-acre site is located in the Coastal Overlay Zone (Appealable) and RS-1-7 zones of the La Jolla Community Plan Area.

