

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday October 10, 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. FINAL REVIEW 10/10/17

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.

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 2nd 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

APPLICANT PRESENTATION: 9/12/2017 (Lauren Williams, Mike McCarley)

- Condition of approval will limit all vegetation in side setbacks
- 75% open fence at front in side setbacks
- Existing garages encroach into front setback, outside of scope of work, no encroachment into side setbacks.

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

- Views cannot see water line due to grade change, even with view easement 36" ht limit. Any fence in side setback at beach side? No.
- Side setbacks 8' and 6'-10" = 14.8' = ½ of required for this width lot, dual lots only require one setback?
- To maintain previously conforming rights, 50% of existing exterior walls must remain. Applicant does not have <50% demo schedule.
- Landscaping and garages kept in place to minimize disturbance to neighborhood.

- Coastal Permit from 2007 allowed garages to remain
- Are there structures in the south side setback
- Letter about garages that they did not comply.
- Property seems to sit taller than its neighbors North and South
- 36” foliage limit in side setback

PUBLIC COMMENT: 9/12/2017

- CA Marengo - Previously conforming requires 50% exterior walls to be tallied, garages don't count in your favor (as accessory structures)
- Neil Hyytinen– represents neighbors to north – mature landscaping removed from NW corner – current landscaping is to remain except in view corridor, previous work was finalized, previous conforming nature of garages did not come up in review. Any work in 25' setback? No. Second story setback ... approximately 10'-12' North and South. No changes to grade.
- Antony Nash – represents Abbots - can we provide 50% calculation without coming back. Geology report under review is only one we should consider right now.

BRING FOR NEXT TIME:

50% calculations for house and buildings

DSD opinion on garages counting towards 50% or separate from building structure.

APPLICANT REQUESTED A CONTINUANCE

3. PRELIMINARY REVIEW 10/10/17

Project Name: Robbins Residence CDP Permits: CDP
314 Ricardo Place

Project No: 521651 DPM: Martedi, Gaetano (619) 446-5329 Gmartedi@sandiego.gov

Zone: RS-1-7 Applicant: Bill Metz

(Process___) The project is a Coastal Development Permit for an 807-square-foot second story addition with deck and roof deck to an existing 2,802-square-foot residence at 314 Ricardo Place. The 0.164-acre-site is in the RS-1-7 zone, Coastal Appealable and Non-appealable overlay zones Parking Impact Overlay Zone (Coastal and Beach) within the La Jolla Community Plan Area.

4. PRELIMINARY REVIEW 10/10/17

Project Name: Liaghat Hillside Vacation Permits: CDP & SDP & Easement Relocation
7520 Hillside Drive

Project No.: 503701 DPM: Glenn Gargas

Zone: RS-1-5, RS-1-5 Applicant: Hamid Liaght

Process 3 or 4. The project is a CDP, SDP, and Sewer Easement Vacation and Dedication to relocate an existing 8 ft wide sewer easement to interior property line and change width from 8 ft to 15 ft to allow construction of new residence. The vacant site is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1, RS-1-5 Zones, Coastal (non-appealable) Overlay Zone within the La Jolla Community Plan Area.



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.