

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday October 17, 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 10/17/17

Project Name:	Robbins Residence CDP	Permits:	CDP
	314 Ricardo Place		
Project No:	521651	DPM:	Martedi, Gaetano
Zone:	RS-1-7	Applicant:	Bill Metz

(Process 3) 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.

APPLICANT PRESENTATION (10/10/2017) Bill Metz

- 2nd story addition to existing house. No 1st floor increase. Added approximate 6' hidden story for storage above garage to raise second floor to increase view
- Office, Bedroom, Bath, Second floor deck + spiral stair to roof deck
- Barreled metal roof at highest point (office) overhangs front garage to front setback
- Barreled component “kisses” 30' height (actually 29-10) at front setback
 - Width is 1/3 of front envelope so allowed to encroach into angled front setback
- 3.5' overhang in front of front garage plane starts at 13' above grade to allow neighbors first floor view under overhang

PUBLIC COMMENT (10/10/2017)

- Allie Simon (neighbor to East)
 - Wants to protect view corridor down Ricardo Place
 - Angled lot orientation and “sawtooth” layout maintains some ocean view for all homes in neighborhood character
 - All second floors in neighborhood are stepped back, this steps forward, concerned about precedent
- Pat Robbins (project owner)
 - Long time community members, Lifeguard family, Second floor to suggest lifeguard tower
 - Thought overhanging second floor was better than pushing garage forward

COMMITTEE DELIBERATION (10/10/2017)

- Neighborhoods change that second floors should step back to protect street scale/façade.
- LJ Community plan requires second stories to stepback from street and street side setbacks
- Why is second floor so tall and project forward (to capture views)

- Instead of stepping forward, stepping back creates a positive precedent for second floor additions
- Neighborhood will go up, how to plan for growth
- Did the neighbor to the west review plans (yes)

DELIVER FOR NEXT PRESENTATION

- Expanded and larger scale aerial photo with both sides of Ricardo Place
 - Connect with lines to photos of neighboring homes
- Provide FAR and area breakdown for the house, how does it compare to neighborhood
- Consider stepping second floor back and reducing height of second floor
- Provide a photo montage of street elevations, specifically show grade change as you go up Ricardo.

3. PRELIMINARY REVIEW 10/17/17

Project Name: Liaght 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.

APPLICANT PRESENTATION (10/10/2017) Hamid Liaght

- 1.5 yr CDP/SDP for sewer movement
 - Proposing 7,500 sf home, others in neighborhood are much larger
- Chair interrupted presentation:** Project description is for the Easement Vacation and Dedication only, there has been no notice to community that this meeting would discuss a house. Please limit presentation to the Easement
- Identified location of project
 - This project will abandon the diagonal easement across his property and replace with new easement across his rear and side yards (clearing space for future home)
 - Replace 80 year old 8” sewer line with new 8” sewer line within 12” sleeve which allows for future upsize or replacement.

PUBLIC COMMENT (10/10/2017)

- None

COMMITTEE DELIBERATION (10/10/2017)

- How will the new lines connect (new manhole at each end of property)

DELIVER FOR NEXT PRESENTATION

- Aerial phot with area of work highlighted
- Please contact your project manager and get update on project description
 - Either the city sends us a new project description which includes a house at which time you can repeat your preliminary review
 - Or, return with the sewer easement issue only for Final Review.

4. FINAL REVIEW 10/17/17

Project Name: Prospect St CDP VTM Permits: CDP VTM

Project No.: 850 Prospect Street
558121
Zone: Zone 1
DPM: Morris Dye
Applicant: Charles Johnson

(Process 3) Coastal Development Permit and Vesting Tentative Map to demolish existing structure and a subdivision for a condominium creation of six residential units and two retail units on a single lot located at 850 Prospect Street. The 0.30-acre site is located within the Coastal Overlay Zone (Non-Appealable) in the LJPD-1A zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION (9/19/2017) Chris McKeller, Scott Myers, ... Jon Leppert

- One change on landscape board based on comments from PDO
- 6 units proposed after courtesy review in February with 8 units
- Site context given, adjacent buildings use and pad (or street level) elevation. 14' grade change from Prospect to Alley.
- Classic design, stucco, cornice, arched entry, retail ground floor with small plaza, metal balconies, trellised upper deck.
- Approximate floor areas are: 22,170 gross square footage, 16,400 sf of residential, 4,500 sf of retail, 1,080 sf of circulation, 110 sf of covered deck, and 3,500 sf of open deck on the West side. (not included in GFA)
- Intend to replace mature Torrey Pine with new Torrey Pine even though not an approved street tree.
- Material board presented – mix of smooth and sand finish stucco for relief
- Building is 2 separate congruous buildings
- 1st Floor plans – 2 retail units approx. 2000sf ea in front building A, 2 residences in rear building B
- Roof plan with upper deck and planting, PDO asked about landscape requirement, 5395 sf required, 1375 sf vegetation meets requirement. 4020 sf hardscape.
- 7 retail spaces, 2 accessible spaces, 14 enclosed residential parking + required motorcycle and bicycle
- 2 2-story townhomes on Building A, 4 flats on Building B
- Existing building has the same footprint

PUBLIC COMMENT (9/19/2017)

- None

COMMITTEE DELIBERATION (9/19/2017)

- Concern for 4.5' below street level retail because local experience with sunken retain access shows it is detrimental to business. Any tenants planned (not yet)
- Are Torrey Pines protected? – existing won't survive construction
- Historical review at city being prepared by Scott Moomjian (historic consultant)
- Two committee members (not in attendance) believe existing building is a potential Historic resource, and could be designated.
- Wheel chair, ADA, access path is long, can it be shorter, easier?
- Prop D separation in two separate buildings. The proposed project is structurally separate by a double firewall, but architecturally and "skinned" as one. Seen by some Committee members as an attempt to circumvent Prop D.
- PDO response?
 - Landscape % (this was updated and achieved)
 - Material Color board (provided)

