

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday March 20, 2018 – 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 March 13, 2018

3. FINAL REVIEW 3/20/18

Project Name:	Waverly Residence	Permits:	CDP, SDP
	5543 Waverly Avenue		
Project No.:	577309	DPM:	Glenn Gargas
Zone:	RS-1-7	Applicant:	Brian Yamagat, Golba

(Process 2) Coastal Development Permit for the construction of 2,686 SF Two story single family residence with roof top deck and a detached carport on a vacant lot at 5543 Waverly Avenue between Midway and Forward St. The 0.1 Acre site located within the RS-1-7 zone and Coastal overlay zone (Non-Appealable) of the La Jolla community plan Area.

APPLICANT PRESENTATION AND QUESTIONS (3/13/2018) Tim Golba

- Odd property, vacant lot, never had anything (meter, service)
- Lot width approx. 34'. Articulated front to utilize angled PL. detached carport.
- 3' minimum setback but chose to go slightly larger (5') on North side where neighbor is close.
- Carved out mass to respect smaller neighbor to the South. 8-9' separation
- Neighbors don't encroach, but very close to PLs, likely previously conforming, but do not meet current requirements
- Small roof deck. 2,686sf total FAR
- Traditional style, roof deck concealed as much as possible. Two cars parking in rear (carport). Open on interior side and back side open, garage door on alley side, PL side required to enclose for fire rating. Other sides are open 100%
- Carport ensures parking in garages instead of storage
- Grass and dog run area between house and carport
- .59 FAR where .60 allowed.
- .44 impervious

- 9-6 and 9-0 floor to ceiling heights.
- Building is 28' wide, 23', 16' at front

PUBLIC COMMENTS (3/13/2018)

- Little – property was wider lot, split by owner on North side. Bird watcher organization fought lot split. Will there be import/export soil? No. Height is measured from modified grade which is the lower of existing or proposed. House is 27'-3" tall. Mostly at 23'/24'. Wooded part of birdrock. Hope to see street trees remain. Existing are offsite (ROW) proposing to build sidewalk to avoid existing tree.
- Miller – neighbors thoughts? Southern neighbor has reached out for private discussion. No contact from neighbors to North. Sometimes carports get garage doors on all sides as party pavilion. Why placing carport at PL? Creates privacy.

COMMITTEE DELIBERATION (3/13/2018)

- Leira – garage door on a carport is deal breaker.
- Kane – Building carports is demeaning
- Gaenzle – existing street trees will remain? Yes. The tree in rear will go.
 - Carport means home becomes larger than neighbors and not in character.
 - Concerned neighbor to north opens to South, loses sunlight.
 - House would be 400' less if included garage
- Leira – grade between neighbors is level. Slope alley to street
 - South neighbor looks wider, 1.5 lots wide. Nice rambling house.
- Collins – how encourage parking in back
 - Applicant – provide secure parking, 2.5' dedication to alley (increase turn) discourage storage by using carport.
- Costello – trees in neighborhood are an asset
 - 7' setback is nice to allow workers to access, repair.
 - Any possibility to enclose garage and narrow house by 2' on each side to achieve lower FAR.
 - “Carport is a garage in transition”
 - Applicant: city has signed off and it meets definition of FAR exemption.
- Kane – suggested enclosing garage, adding second floor “granny” and reduce house.
- Welsh – long straight wall on North side. 2nd Kane’s suggestion of two story garage
- Kane – size of roof deck. No sidewalks should be retained to protect street scape and trees.
- Gaenzle – scale is over neighbors due to exempt carport.

DELIVER FOR NEXT PRESENTATION (3/13/2018)

- Overhead view of 3D with neighbors home
- Street montage of elevations,
- Add neighbors footprint to all floor plans.
- Identify homes in neighborhood with carports
- Consider a design with an enclosed garage and remove 400 sf elsewhere.
- Consider lowering the height
- Where do windows align with neighbors
- Consider removing garage door, replace with gate along PL?

4. PRELIMINARY REVIEW 3/20/18

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

Project Name:	Eads Ave 7154 & 7156 Eads Avenue	Permits:	TM/CDP/SDP
Project No.:	577900	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Bill Metz

(Process 3) Tentative Map, Coastal Development Permit and Site Development Permit for development of a small lot subdivision, to subdivide 1 lot with two residences (currently under construction) into 2 lots. Located at 7154 & 7156 Eads Avenue. The .166 acre site is in the RM-1-1 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area.

5. PRELIMINARY REVIEW 3/20/18

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

Project Name:	Country Club & Mimulus Retaining Walls 7116 Country Club Drive & 1601 Mimulus Way	Permits:	CDP & SDP
Project No.:	564514	DPM:	Morris Dye
Zone:	RS-1-4	Applicant:	Mike Turley

(Process 3) Coastal Development Permit and Site Development Permit to install temporary erosion control and remove an existing retaining wall and garden walls, install tied-back shotcrete wall and counterforts, this site contains Environmentally Sensitive Lands in the form of Steep Hillside located at 7116 Country Club Dr. and 1601 Mimulus Way. The 0.88-acre site is within the Coastal Overlay Zone (Non-Appealable) in the RS-1-4 zone(s) of the La Jolla Community Plan area.

6. PRELIMINARY REVIEW 3/20/18

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

Project Name:	Demolish Residence 9036 La Jolla Shores Lane	Permits:	CDP, SDP
Project No.:	588291	DPM:	Francisco Mendoza
Zone:	RS-1-1 & RS-1-4	Applicant:	Brian Longmore

(Process 2) Coastal Development Permit to demolish one existing residential building totaling 1,706 square feet as well as the 220 square foot detached garage. The 0.81-acre site is located within the appealable coastal overlay zone at 9036 La Jolla Shores Lane in the RS-1-1 and RS-1-4 zones of the La Jolla community plan area. The site is in the Sensitive Coastal Overlay Zones (B and CB), Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable), First Public Roadway, the

