

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – Tuesday April 17, 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 April 10, 2018

3. FINAL REVIEW 4/17/18

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.

*** Please note that the floor area of 2,686 square feet has been verified: some previous notices were in error. ***

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. 2,686 sf 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. FINAL REVIEW 4/17/18

Project Name:	Colima Street 623 Colima Street	Permits:	CDP
Project No.:	575043	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Elizabeth Carmichael

(Process 2) Coastal Development Permit to demolish an existing single dwelling unit and construct two, new, two-story residential units totaling 5,675 square feet (sf) (2,777 sf west unit, and 2,898 sf east unit) located at 623 Colima Street. The 0.11 acre site is in the coastal (Non-Appealable) overlay zone in the RS-1-7 base zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION AND QUESTIONS (3/13/2018) Carmichael

- Currently two lots with one house and pool. Proposing two, two story residences (one on each lot).
- Current drive off Colima. Proposed two driveways off Colima.
- No roof decks (second floor decks, but not roof)
- Traditional architecture, mix lapped siding, shingle, stone
- Drought tolerant landscape
- West 25'-1.5" high, East 27'-11.5" high
- Neighbor West concerned about backyard privacy. No second floor windows on that side.
- Not an improved alley. City is not asking for alley access. Otherwise driveways would not be allowed.
- 8' between buildings, desire to differentiate
- Lots are 4,859 each. They were never joined.

PUBLIC COMMENTS (3/13/2018)

- Miller – what does this look like next to neighbors?

COMMITTEE DELIBERATION (3/13/2018)

- Kane – Looks busy, suggest to tone down, see in context of street
- Welsh – side facades are long and flat.
- Kane – Does single structure defacto consolidate the lots? Leira – Yes.
- Gaenzle – Thank you for garages. Concerned that additional curb-cut reduces parking.
- Collins – What is side setbacks. 4' each, yielding 8' separation at the narrowest.
- Gaenzle – Trees? Two king palms to be replaced with Jacaranda. Tree in property interior to be removed. New trees proposed but current will not remain.
- Kane – Can existing trees be temporarily stored and re-used on site?
- Collins – how long is unpaved alley? Entire block.

DELIVER FOR NEXT PRESENTATION (3/13/2018)

- Context with neighbors. Bulk and Scale, parking.
 - Street elevation or montage with both neighbors and both structures
 - Aerial photo with super-imposed project
 - Site plan with to include adjacent curb cuts and parking impact
- 3D or elevation to see how buildings stagger and corner materials.
- Materials board
- Evidence why alley can't be used. City's reasoning.

