

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

**AGENDA FOR TUESDAY, JUNE 10, 2014**  
**LA JOLLA RECREATION CENTER**  
**615 PROSPECT STREET, RM 1**  
**4:00 PM**

**1. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

**2. FINAL REVIEW (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014, 05/13/14)**

Project Name: **ESLAMIAN RESIDENCE CDP**  
7350-7354 Fay Ave. Permits: CDP  
Project #: PO# 297495 DPM: Paul Godwin, (619) 446-5190  
Zone: RM-1-1 pgodwin@sandiego.gov  
Applicant: Bill Metz, 619-276-1885

**Scope of Work:**

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

**APPLICANT PRESENTATION 05/13/14: (Bill Metz)**

*The presenter noted that this is a new design compared to previous presentations. The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.*

**DISCUSSION 05/13/14:**

*A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.*

**Please provide for FINAL REVIEW:**

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.
- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to ensure availability.

The agenda and meeting minutes are available online at [www.lajollacpa.org](http://www.lajollacpa.org).  
For additional information please contact Erin from Alcorn & Benton Architects at [erin@alcornbenton.com](mailto:erin@alcornbenton.com) or 858-459-0805.

**3. FINAL REVIEW (PREVIOUSLY REVIEWED 05/13/14)**

Project Name: **AMIN RESIDENCE**  
7001 Country Club Drive Permits: CDP  
Project #: 355717 DPM: John S. Fisher, (619) 446-5231  
Zone: RS-1-4 jsfisher@sandiego.gov  
Applicant: C.A. Marengo, 858-459-3769

**Scope of Work:**

Coastal Development Permit to amend CDP No. 617242 to delete the consolidation of Lots 4-6 La Jolla Country Club Estates, Map No. 2167 and the construction of a 6,818 square foot, single family residence on a vacant 0.71-acre located at 7001 Country Club Drive in the RS-1-4 Zone within the La Jolla Community Plan.

**APPLICANT PRESENTATION 05/13/14:** (Claude-Anthony Marengo)

*The presenter reviewed the project and the overall composition on the site. The landscaping was reviewed; it comprises 31% of the site. The FAR is 26%. A total of 6 parking spaces are provided, all covered. The site is retained by retaining walls at the Country Club Drive frontage and at the side drive. The proposed design is subject to some private agreements for height limits. Country Club Lane is a private drive which serves a total of four residences. No parking is provided on Country Club Lane. The proposed project was presented, which is a courtyard plan on a level-pad concept, with a series of retaining walls at the cut and fill sides. Pedestrian and vehicular access is from Country Club Lane at the north side of the site.*

**DISCUSSION 05/13/14:**

*A discussion of the design focused on various aspects of the site development and the retaining walls.*

**Please provide for FINAL REVIEW:**

- a) Please provide a materials sample board.
- b) Please provide more definition of the bulk and scale of the retaining walls fronting Country Club Way.
- c) Provide information about the lane fronting the easterly side, with the lane, retaining walls and vegetation.
- d) Provide a simulation of the view of the properties from the west to the east, north to the south, and from the east to the west.

**4. FINAL REVIEW (PREVIOUSLY REVIEWED 05/13/14)**

Project Name: **LA JOLLA BEACH TOWNHOMES TM**  
6633 La Jolla Blvd. Permits: CDP, TM  
Project #: 353968 DPM: Glen Gargas, (619) 446-5142  
Zone: RM-3-7 ggargas@sandiego.gov  
Applicant: William Mack, 858.259.8212

**Scope of Work:**

Coastal Development Permit and Tentative Parcel Map (Process 3) to convert 4 residential dwelling units under construction into condominiums on a 0.115 acre property. The site is located at 6633 La Jolla Boulevard, in the RM-3-7 zone of the La Jolla Community Plan area and Coastal Zone (non-appealable), Coastal Height Limitation, Parking Impact, Residential Tandem Parking, and Transit Area Overlay Zones, within the La Jolla Community Plan area.

**APPLICANT PRESENTATION 05/13/14:** (Will Mack, Barry Fast)

*The proposed project was presented, which is a tentative parcel map application. The application will create the new condominium units previously recommended for approval. This application is for entitlement of the*

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*previously-approved condominium units in Coastal Development Permit 437105. All utilities will be undergrounded. It is noted that Unit 4 of this project is changed from 3 bedrooms to 2 bedrooms.*

**DISCUSSION 05/13/14:**

*The tentative parcel map is a procedure that is necessary to create the separate ownership of the individual units. Members of the Public, Mark Bucon and Robert Gilmore, presented information about changes to the design of the parking garage and the number of units. A discussion ensued about whether the first presentation of this project may be considered the final, requiring a unanimous vote. Committee members discussed changes to the project since the approval of the CDP. No motion was taken: the matter is continued*

**5. FINAL REVIEW (PREVIOUSLY REVIEWED 12/17/2013, 01/21/2014)**

Project Name:	<b>HART RESIDENCE</b>	Permits:	CDP
	6101 Camino de la Costa	DPM:	Renee Mezo, (619) 446-5001
Project #:	342370		rmezo@sandiego.gov
Zone:	RS-1-7	Applicant:	Chris Balzano, 619.692.9393

**Scope of Work:**

CDP (Process 3) to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. The site is in the RS-1-7, Coastal (appealable) Zone and the Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan. (See note below).

**APPLICANT PRESENTATION 01/21/2014 (John Pyjar):**

*The applicant presented the proposed design, responding to the requested list of additional information. A landscape plan, materials board, and other information were presented. The overall project was briefly reviewed.*

**DISCUSSION 01/21/2014**

*A discussion ensued about the apparent decision by City staff that the existing driveway leading from Camino de la Costa could be retained. The Chair reviewed the email received from the City planning staff, and the Committee discussed the importance of parking on that side of Camino de la Costa. Members of the Committee noted that the site is in a Parking Impact Overlay Zone, and that parking is restricted in this area to the same side of the street that this project is proposed.*

**\*SUBCOMMITTEE MOTION 01/21/14:** Findings can NOT be made for a Coastal Development Permit to remodel and add a 2,085-square-foot, second story addition to an existing 3,154-square foot single-family residence on a 0.33-acre site located at 6101 Camino De La Costa. The decision to continue the use of a driveway fronting Camino de la Costa when a property is served from a rear alley must be made by a Variance.

(Collins / Costello 3-1-1)

In Favor: Collins, Costello, Mapes

Oppose: Welsh

Abstain: Benton

**Motion Passes**

**\*Applicant is returning to DPR to present changes to the design as follows:** *There have been some revisions to the design, but nothing that affects the concerns that were brought up at the hearings. In general, the “second story” has been moved to be an addition on grade at the back of the sloping lot.*

## 6. PRELIMINARY REVIEW

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

Project Name: **FRIEDMAN RESIDENCE EOT**

6318 Muirlands Dr.

Permits: EOT for CDP

Project #: 358939

DPM: Renee Mezo, (619) 446-5001

Zone: RS-1-2

rmezo@sandiego.gov

Applicant: Brian Longmore, (858) 603 9478

Scope of Work:

(Process 2) Extension of Time for the previously approved Coastal Development Permit No. 648506 to demolish an existing residence and construct a 6,923-square-foot single-family residence on a 0.35-acre site. The project site is located at 6318 Muirlands Dr. in the RS-1-2 Zone within the La Jolla Community Plan and the Coastal Overlay Zone (non-appealable).

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