

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, FEBRUARY 17, 2015

LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. REVIEW AND APPROVAL OF MINUTES

Meeting February 10, 2015

2. NON-AGENDA PUBLIC COMMENT

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

3. FINAL REVIEW (Previously reviewed 1/13/15)

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

Project Name: La Jolla View Reservoir

Permits: CDP & SDP

Project #: 331101

DPM: Angela Nazareno, (619) 446-5277
anazareno@sandiego.gov

Zone: Water District

Applicant: Parita Ammerlahn 619-533-4162

Process 3. Demolish existing La Jolla View Reservoir and existing La Jolla Exchange Place reservoir. Construction of new 3.1 million gallon La Jolla View Reservoir, and replace the existing Muirlands Pipeline along Country Club Drive with larger 30-inch pipeline. Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 1/13/15: (Parita Ammerlahn, Anders Egense, Anna Busing, Emmie Kayan)
The proposed project was presented, including the justification for the project which will include removal of the existing reservoir at Exchange Place. Construction practices will be governed by rules that will limit parking, movement of vehicles, and the generation of dust and hours of operation. The storage tank is roughly 120 feet in diameter and 60 feet deep. The roof of the tank will be below existing ground level, covered with 4 feet of soil. Construction will begin October of 2016 and be completed by April of 2018. A temporary access road will be constructed from the reservoir to Encelia Drive, which will be removed and the area restored after completion of construction.

This project will result in the removal of the existing reservoir at Exchange Place.

The construction is located in sensitive park lands, which were addressed by a cultural resources survey and biological survey. Small areas of Southern Maritime Chaparral was found and will be protected, including rare plant and animal species in the MHPA. These will also be considered in the mitigation and revegetation plans

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.
For additional information please contact Paul from Alcorn & Benton Architects at paul@alcornbenton.com or 858-459-0805.

which will include a Mitigation Monitoring and Management Plan. The environmental documentation has not yet begun.

DISCUSSION 1/13/15

A discussion ensued with comments about the location and the uses that would be instituted at the site. The water planning and design process were reviewed in concept, and some discussion about the decision process were discussed.

Dan Allen described concerns about protection of park land, wildlife habitat, and open space. It appears that the project will be visible during construction from Pearl Street. He quoted from the LJ Community Plan which states that protected open space is not to be disturbed (pdf page 48).

Please provide for FINAL REVIEW:

- a. Provide information on the excavation and revegetation, including specific areas that will be altered and then restored.
- b. Provide photographs or a graphic simulation of the view of the tank, temporary and permanent roads, and other construction areas from the Village from Pearl Street and the lower portion of Country Club Drive.
- c. Please provide information about the potential problem areas and the expected mitigation procedures.
- d. Please provide a copy of the Memorandum of Understanding between the Water Department and the other agencies.

The Applicant requested that this matter be continued to a future meeting.

4. FINAL REVIEW (Previously reviewed 1/20/15)

Project Name:	Neptune CDP	Permits:	CDP & SDP
	6715 Neptune Place	DPM:	John Fisher, (619) 446-5231
Project #:	385899		jsfisher@sandiego.gov
Zone:	RM-1-1 & RM-4-10	Applicant:	Claude Anthony Marengo

La Jolla SDP No. 24005047 Coastal Development Permit (Process 3) for a remodel and 2,738 square foot addition to an existing residence located at 6715 Neptune Place. The 5,818 square foot lot is located in the RM-1-1 and RM-4-10 zones of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

APPLICANT PRESENTATION 1/20/15: (Claude-Anthony Marengo)

The proposed project was presented, including tentative map. The site is underlain by two different zones. The site plan and the configuration of the setbacks were presented. The site is considered to have two front yards. Most of the existing structures will be remodeled so that at least 50% of the exterior top plate will be retained. The garages and reduced setbacks fronting Vista del Mar will be retained. The building configuration, setbacks, and heights were presented. The exterior terrace fronting Neptune will be filled so that a deck roughly equal to the floor level of the residence will be provided, with a planting area roughly 5 feet wide next to the sidewalk. The basement garage has six parking spaces which is reached by an elevator from Vista del Mar. One other garage is maintained.

DISCUSSION 1/20/15:

A discussion ensued with comments about the location and the uses that would be instituted at the site. There is concern about the maintenance of the garage openings facing Vista del Mar, and setbacks of the additions to the project. Additional design information was requested.

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Please provide for the next presentation:

- a. *Verify the height of the parapet of the garage fronting Vista del Mar.*
- b. *Provide a photographic study of the neighborhood.*
- c. *Provide a colored elevation with indication of the existing structures and the proposed additions.*
- d. *Consider other architectural treatments of the remaining garage doors that will be not be used for car storage.*
- e. *Provide materials samples.*
- f. *Provide a landscape plan.*

The Applicant requested that this matter be continued to a later meeting.

5. FINAL REVIEW *(Previously Reviewed 2/10/15)*

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

Project Name:	Abalone Residence	Permits:	CDP & SDP
	5664 Abalone Place	DPM:	Jeff Peterson, (619) 446-5237
Project #:	391996		japeterson@sandiego.gov
Zone:	RS-1-4	Applicant:	Jason Smith
			619-231-9905

LA JOLLA IO #24005189 ..SUSTAINABLE EXPEDITE.. Coastal Development Permit (Process 3) to demolish an existing residence and construct a new 3,101 sq ft residence including a 516 sq ft attached garage, for a total living area of 2,585 sq ft, located at 5664 Abalone Pl. The 0.120 acre site is in the RS-1-7 zone and Coastal (Appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 2/10/15: (Scot Frontis)

The proposed project was presented, including the footprint of the house and the relation to the street. The exterior elevations were reviewed. Photographs were presented that demonstrate the neighborhood character. The City will allow maintenance of a landscaped strip fronting the street. No street trees are proposed in this project.

Other examples of modern homes in the area were described.

DISCUSSION 2/10/15

A discussion ensued about the character of the neighborhood, and the prominence of the site as it is on a corner, and as it is along a street with a dramatic view toward the ocean. The materials and the style of the house were discussed in relation to the neighborhood character.

The sense of privacy of the occupants was briefly discussed.

Please provide for the next presentation:

- a. *A composite study of the elevations relative to the neighbors on Abalone Place and Bird Rock Avenue.*
- b. *Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. *Materials sample board.*
- d. *Landscape plan with fences, and show fences on elevations.*

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- e. *Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- f. *Demonstrate step-backs at the second level.*
- g. *Show how the elevations reflect the topography.*

The Applicant requested that this matter be continued to a later meeting.

6. FINAL REVIEW (Previously Reviewed 2/10/15)

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

Project Name:	Tyrian Residences	Permits:	CDP, Map Waiver & SDP
	6752-6762 Tyrian Street	DPM:	Jeff Peterson, (619) 446-5237
Project #:	379612		jpeterson@sandiego.gov
Zone:	RM-1-1	Applicant:	Ricardo Torres
			(619) 231-9905

LA JOLLA # 24004885 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 4) Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq ft residence; remodel and add 762 sq ft to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St. The 0.17 acre lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 2/10/15: (Ricardo Torres, Sasha Varone)

The proposed project was presented, including the photographs of the neighboring houses, and the existing houses on the site. The existing main house is to be unchanged.

The lot has two front yards, and the vehicular access to Tyrian Street is waived.

The Deviation requested is

The project is a contemporary design, consisting of two stories above a subterranean garage. The three units are separated by 6 feet at the narrowest point.

The project is presently under review by the Historic Review Board.

The Landscape Plan was presented by Jim Neri: the site conforms to the development requirements for multifamily housing. Some green areas are paved with turf block. Some fencing is provided.

DISCUSSION 2/10/15

A discussion ensued about the composition of the houses on the site. The steep-pitched roofs were described as a significant part of the neighborhood character.

The preservation of certain existing trees was discussed: this is contained in the landscaped plan.

Please provide for the next presentation:

- a. *A composite study of the elevations relative to the neighbors on both sides of Tyrian Street and Electric Avenue: this may be drawn or photographs.*
- b. *Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. *Materials sample board.*

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- d. *Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- e. *Demonstrate step-backs at the second level.*
- f. *Provide information on the selection of turf block.*
- g. *Please provide additional information on the proposed Deviations, and why a Variance is not appropriate for this project.*
- h. *Please describe how this proposed design will “enhance and strengthen” the neighborhood character, per the La Jolla Community Plan.*
- i. *Please provide the results of the historic review, currently underway. The La Jolla Historic Society has not yet provided a recommendation.*

The Applicant requested that this matter be continued to a later meeting.

7. FINAL REVIEW (Previously reviewed 2/10/15)

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

Project Name:	Silver Street Village Homes 720 Silver Street; 7601 Draper Avenue	Permits:	CDP & SDP, Vesting Tentative Map and Easement Vacation
Project #:	393503	DPM:	Jeff Peterson
Zone:	LJPD 3		japeterson@sandiego.gov
		Applicant:	Jay Wexler 858-452-9990

LA JOLLA 10#24005220 'SUSTAINABLE BUILDING EXPEDITE PROGRAM' (Process 5) CDP, SDP, Vesting Tentative Map and Easement Vacation to demolish two structures and construct (18) eighteen attached single family residential condominium units located at 720 Silver St and 7601 Draper Ave. The 0.739 acre lot is located in the LJ PD-3 zone of the La Jolla Planned District in the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay Zone.

APPLICANT PRESENTATION 2/10/15: (Jay Wexler, Jim Neri, Bill Berwin)

The proposed project was presented, including drawings of the elevations of the proposed townhomes. These are over a parking garage. The proposed development is less than the 29 units per acre in the La Jolla Community Plan.

There are easements and slivers of City land abutting the property.

A materials sample board was presented.

The site will be developed with a Zone 3 Option B concept, which is permitted in the LJ PDO. Street trees are provided along Draper Avenue (Chinese Flame Tree) and Silver Street (ornamental pears). Ornamental pears are noted across Silver Street, and those are incorporated on the project side of the street. Planting at the interior of the lot will be accented by small-scale trees. Raised planters above the drive aisle will be incorporated to treat the stormwater runoff. Ornamental and screen planting were discussed.

The balconies above the drive aisle range from roughly 10 feet deep in one row, and up to 20 feet wide. Each unit has a 2-car garage. Parking for guests and disabled is provided on the street.

DISCUSSION 2/10/15

A discussion ensued about the configuration of the homes on the site.

It was noted that there are some cactus and succulents at the southwest corner of the site. These will not be retained.

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The design at the southwest corner of the site, at the street corner, can be a very nice location for additional walk area, textured pavement, benches, and other elements. Please consider these in the design and provide a more detailed design of this area.

Please provide for the next presentation:

- a. A composite study of the elevations relative to the neighbors on both sides of Draper Avenue and Silver Street: this may be drawings or photographs. Show how the proposed development fits into the neighborhood on Draper and Silver.*
- b. Site sections across both streets and through the front elevation of the houses across the street as well.*
- c. Demonstrate neighborhood character with photos of similar examples of this style of development within approximately 500 feet of the proposed project.*
- d. Provide a more detailed landscape study demonstrating the improvements at the southwest corner of the site.*
- e. Please provide additional information on the proposed Deviations, and why a Variance is not appropriate for this project.*
- f. Please describe how this proposed design will “enhance and strengthen” the neighborhood character, per the La Jolla Community Plan.*
- g. Please explain the sideyard setback difficulty at the North-East corner.*
- h. Please provide assurance that if the City owned land to the North is sold or leased it will not be used for an additional dwelling unit.*

The Applicant requested that this matter be continued to a later meeting.

8. PRELIMINARY REVIEW

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

Project Name:	Dumke Residence	Permits:	SCR CDP & SDP
	1247 Inspiration Drive	DPM:	Glenn Gargas 619-446-5245
Project #:	399081		ggargas@sandiego.gov
Zone:	RS-1-4	Applicant:	Scott Huntsman, (619) 557-0575

La Jolla SAP No. 24005367 (Process Two) Substantial Conformance Review to Coastal Development Permit under PTS #61168 located at 1247 Inspiration Drive, in the La Jolla Community Plan area

9. PRELIMINARY REVIEW

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

Project Name:	Cohen Residence	Permits:	CDP & SDP
	5616 Abalone Place	DPM:	John Fisher
Project #:	400039		jfisher@sandiego.gov
Zone:	RS-1-7	Applicant:	

La Jolla SAP No. 24005396 Coastal Development Permit (Process 3) to remodel an existing 1,913 sq ft residence, add a 1,150 sq ft second story addition with attached decks, retaining walls, ramp and pool located at

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