

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, FEBRUARY 11, 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 01/21/2014)

Project Name: **SCARANO RESIDENCE**
1445 Virginia Way Permits: CDP
Project #: 339191 DPM: Glen Gargas, (619) 446-5142
Zone: RS-1-7 ggargas@sandiego.gov
Applicant: Kim Grant, 619-269-3630

Scope of Work:

Coastal Development Permit (Process 2) to demolish an existing residence with detached garage and construct a new 3,319 square foot single family residence with detached 323 square foot garage and 323 square foot carport on a 6,300 square foot property. The project site is located at 1445 Virginia Way, in the RS-1-7 zone, Coastal Overlay Zone (non-appealable); Coastal Height Limitation; Coastal Parking Impact, Residential Tandem and Transit Area Overlay Zones, within the La Jolla Community Plan area.

APPLICANT PRESENTATION 01/21/2014 (Kim Grant):

The applicant presented the proposed design, which is a new two-story residence. It was noted that several spaces appear to be open yet are sufficiently open that the floor area is not counted. It was noted that the rear garage with an occupied space below is quite close to the side property line. The Applicant has proposed that an Accessory Building, in this case the garage, is not required to observe the setbacks.

DISCUSSION 01/21/2014:

A discussion ensued about the scale and configuration of the building, the landscaping, the setbacks, the entry sequence, the parking, the placement of the garage and the occupied space below the garage, the neighborhood character.

Please provide for FINAL REVIEW:

- a. On the photographic street view of the property, provide an overlay sketch or rendering that shows the proposed structure in relation to the neighboring structures.
- b. Render the elevations with shading and other techniques to demonstrate the open terrace areas fronting Virginia Way.

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 insure availability.

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

3. FINAL REVIEW (PREVIOUSLY REVIEWED 3/12/2013, 3/19/2013, 4/16/13, 05/14/13).

Project Name: **VISIN DUPLEX**
337 Playa Del Sur St Permits: CDP
Project #: 280069 DPM: Jeffrey Peterson, (619) 446-5237
Zone: RM-3-7 japeterson@sandiego.gov
Applicant: Sarah Horton, (619) 231-9905

Scope of Work:

••• SUSTAINABLE BUILDING EXPEDITE PROGRAM ••• CDP (Process 2) to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

DISCUSSION 05/14/2013: The Applicant opted to not return to DPR for a review of the historic issues. They went to DSD and received a project approval without a La Jolla Community recommendation. The LJCPA has appealed the DSD approval.

Jack Visin: Applicant and Owner in attendance, but did not wish to give a presentation at this time. Mr. Visin expressed that his Project has been to us three times, and he believed that his team had answered all questions.

Prof. Blackmond: Submitted a "Timeline" for the Playa del Sur [Visin] Project as well as her emailed letter and the reports of John Eisenhart and Ron May.

There was much discussion as to how to proceed, and if so, would any Motion be redundant. One historic report has been discussed; the two opposing reports have not been discussed. The Applicant was encouraged to return to DPR for a presentation of the historical issues by the consultants, and to discuss their differing opinions. The DPR venue is less formal than some others, and a resolution might be found in this less formal setting.

SUBCOMMITTEE MOTION 05/14/2013:

Motion to support the La Jolla Community Planning Association's appeal of the Visin Project's approval by DSD, in order to resolve procedural issues.

(Leira/Collins 5-0-1)

In Favor: Collins, Grunow, Hayes, Leira, Welsh

Oppose: 0

Abstain: Costello, as Pro Tem

Motion Passes

The Visin Duplex has been redesigned and the applicant will present the new design. Applicant has described the revised Scope of Work as follows:

The existing structure at the front of the property (337 Playa Del Sur), is to remain, but will have minor interior and exterior modifications as approved by the Historical Resources Board on January 23, 2014. The structure in the rear of the property (341 Playa del Sur) will be demolished, and a new three-story, 1,288 sf dwelling unit over a 432 sf garage will be constructed in its place. The project proposes two deviations as follows:

- 1. Side setbacks of 11 1/8" (north side) and 3'-1 3/4" (south side) where 5 feet is required*
- 2. Two off street parking space, (one per unit), where 4 are required*

The total square footage of the front unit is 1,205 sf: 745 sf total on 1st floor, (698 sf existing and 47 sf new,) and 460 sf new on the 2nd floor. The proposed height of the front unit is 23'-8 1/2" and the proposed height of the back unit is 29'-10".

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4. PRELIMINARY REVIEW

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

Project Name: **ROSEMONT HOMES CDP**
251 Rosemont St Permits: CDP
Project #: 347447 DPM: Jeff Peterson, (619) 446-5237
Zone: RM-1-1 JAPeterson@sandiego.gov
Applicant: Brian Yamagata, 619-231-9905

Scope of Work:

••• SUSTAINABLE BUILDING EXPEDITE PROGRAM ••• CDP (Process 2) to demolish an existing single family residence on three lots and construct two, 2-story, detached single family dwelling units with roof decks on two lots. Each residence will be 1,877 sq. ft. on .05-acre lots. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption. The project site is located at 251 Rosemont Street in the RM-1-1 zone, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, and Transit Area Overlay Zone within the La Jolla Community Plan.

5. PRELIMINARY REVIEW

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

Project Name: **CHELSEA RESIDENCE**
5527 Chelsea Ave. Permits: CDP
Project #: 346341 DPM: Laura Black, (619) 236-6327
Zone: RS-1-7 LBlack@sandiego.gov
Applicant: Ricardo Torres, 619-231-9905

Scope of Work:

••• SUSTAINABLE BUILDING EXPEDITE PROGRAM ••• CDP (Process 2) to demolish an existing 1-story, single family residence and construct a 2-story, over basement/garage, 3,234 square foot residence on a 0.12-acre lot at 5527 Chelsea Ave. The project shall integrate photovoltaic panels consistent with council policy 600-27 and 900-14. The site is in the RS-1-7, Coastal (non-appealable), Coastal Height, Residential Tandem Parking, Transit Area & Parking Impact Overlay Zones (Beach Impact Area) within the La Jolla Community Plan.

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