

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

**AGENDA FOR TUESDAY, MARCH 10, 2015**  
*Revision 1 – 3/6/15*

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

**1. REVIEW AND APPROVAL OF MINUTES**  
Meeting February 17, 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 2/10/15 and 2/17/15*)

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.*

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 Paul from Alcorn & Benton Architects at [paul@alcornbenton.com](mailto:paul@alcornbenton.com) or 858-459-0805.

*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.*
- 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.*

**APPLICANT PRESENTATION 2/17/15:** (Scot Frontis)

*The proposed project was reviewed, with the additional materials and exhibits requested.*

*The Applicant has added a fence at the yard facing the corner of Abalone Place and Bird Rock Avenue. The landscape plan and the planting materials were presented. The streetscape view showed the scale of the proposed residence in relation to the adjacent houses on both streets.*

*The footprint of the proposed house is less than the existing, with more open space.*

*The exterior finishes include ProdeMa (wood laminate), titanium sheet, bronze aluminum window frames, and stucco.*

**DISCUSSION 2/17/15**

*A discussion ensued about the scale and character of the neighborhood. The house is a two-story structure in an existing neighborhood that is still predominantly one story residences.*

*Mayda Frymann expressed concern that the project represents an increase in the density of the neighborhood and a change to the appearance and character of these homes.*

*The proposed design appears to be rather bold and prominent and more suited to a different community.*

*The composition appears to be a study of rectangles that is not as appealing as other examples in the community.*

**SUBCOMMITTEE MOTION 2/17/15:** Findings CAN NOT be made for a Coastal Development Permit 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 Place. This is due to the failure to conform to the community character of this neighborhood.

(Costello / Ragsdale )

The Applicant requested that this matter be continued to a later meeting. The makers of the motion consented to withdrawal of the motion.

**4. FINAL REVIEW** (Previously presented 2/17/15)

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

Project Name:	Neff Addition	Permits:	CDP & SDP
	447 – 453 Westbourne Street	DPM:	John Fisher, (619) 446-5231
Project #:	392549		jsfisher@sandiego.gov
Zone:	RM-1-1	Applicant:	Lorraine Neff
			858-243-3457

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La Jolla SAP No. 24005197 Neighborhood Development Permit (Process 2) to construct a 962 sq ft addition to an existing residence, an existing 528 sq ft residence to remain, and an existing 1521 sq ft duplex to remain located at 447 - 453 Westbourne St. The 6,270 sq ft 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 2/17/15:** (Lorraine Neff)

*The proposed project was presented, including the footprint of the various buildings and the house and the relation to the street.*

*The project is a remodeling of a condominium unit: a total of four units are on the site, and a total of 5 parking spaces are available on site.*

**DISCUSSION 2/17/15**

*A discussion ensued about the proposed improvements, and the placement of the improvements. The design appears to be a second-story addition with extensive overhanging balconies and upper-level construction. The plans did not provide information on landscaping.*

*The materials and the style of the house were discussed in relation to the neighborhood character.*

*The exterior elevations were reviewed. The sense of privacy of the occupants was briefly discussed.*

*Please provide for the next presentation:*

- a. Provide an elevation composition showing the proposed structure in relation to the photographs fronting Westbourne Street and North Lane.*
- b. Provide an elevation composition of the view from Westbourne Street.*
- c. Provide a drawing showing the relation to the buildings on the adjacent properties.*
- d. Provide landscape calculations.*

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

**5. FINAL REVIEW** (Previously presented 2/17/15)

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

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 5616 Abalone Place on a 0.11 acre site in the RS-1-7 zone, Coastal (Appealable) Overlay Zone within the La Jolla Community Plan area.

**APPLICANT PRESENTATION 2/17/15:** (Josh Wood)

*The proposed project was presented, which is an extensive remodeling and addition to the existing residence. The exterior finishes appear to be a combination of stucco, wood siding, and with glazing infill. The FAR is 0.60, conforming to the maximum permitted.*

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## DISCUSSION 2/17/15

*A discussion ensued about the character of the neighborhood, and the application of a modernist composition to the design.*

*Please provide for the next presentation:*

- a. A composite study of the elevations relative to the neighbors three or four houses downhill on Abalone Place and Dolphin Place.*
- 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. Demonstrate step-backs at the second level using balconies, recessed roofs, or other elements.*
- e. Provide additional information on the available parking.*

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

## 6. 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

## 7. PRELIMINARY REVIEW

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

Project Name:	Clausen Residence	Permits:	CDP & SDP
	7404 Monte Vista Ave	DPM:	Jeff Peterson, (619) 446-5237
Project #:	404187		japeterson@sandiego.gov
Zone:	RS-1-4	Applicant:	Drew Razon, DuCharme
			858-454-5205

La Jolla (Process 3) 10# 24005509 •STAINABLE BUILDING EXPEDITE PROGRAM• Coastal Development permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing residence located at 7404 Monte Vista Ave. The 7500 sq site is located in the RS-1-7 zone of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

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