

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, NOVEMBER 11, 2014

NOTE THIS TEMPORARY MEETING LOCATION

CUVIER CLUB
7776 EADS AVENUE
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 8/13/13, 8/20/13, 9/10/13)

Project Name: **CONGER CDP & TM**

801 Pearl Street

Permits: CDP & TM

Project #: PO# 294307

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Joe LaCava, (858) 488-0160

Scope of Work:

(Process 4) Coastal Development Permit and Tentative Map to remove an existing service station and construct a new mixed-use project with four retail units, one restaurant and 12 condo units with a subterranean garage. The property is located at 801 Pearl Street in Zone 4 of La Jolla Planned District and the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay and Council District 1.

APPLICANT PRESENTATION 09/10/13: (Joe LaCava and Alex Faulkner; Charles Houser, a Certified Engineering Geologist)

New information was presented regarding the manner of removal and mitigation of potential petroleum hydrocarbons on the site, the planned excavation, and the methods of treating the soils that may be found to have petroleum hydrocarbons. A discussion ensued about the monitoring and reporting of the procedures and findings.

New information was presented in concept about the proposed changes to the design of the project: move 2 residential units to the north, remove all third-floor units at the south building; provide roof decks at several locations; continue to have the driveway and vehicle entrance at Eads Avenue; truck service area at the alley. The presenters made it clear that the design will be changing to reflect these proposed changes.

DISCUSSION 09/10/13

A discussion ensued about whether the project conforms to the La Jolla Community Plan: density, height, scale were discussed.

Please provide for FINAL REVIEW:

- a) Show, in those areas where the pedestrian circulation crosses the vehicular traffic, that there will be adequate visibility and any conflicts will be mitigated.
- b) Show how this project will provide a transition from the higher to the lower density.
- c) Where possible integrate the commercial and residential designs to create an integrated building envelope.

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.

3. PRELIMINARY REVIEW

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

Project Name:	Haudenschild Gate SCR	Permits:	SCR
	1860 La Jolla Rancho Road	DPM:	Jeannette Temple, (619) 657-7908
Project #:	387269		JTemple@sandiego.gov
Zone:	RS-1-1	Applicant:	Gene Cipparone
			(858) 587-9100

La Jolla: Substantial Conformance review for a new Gate Structure to modify proposed entry gate structure to CDP #1104287, previously approved CDP / Project No. 313059, at 1860 La Jolla Rancho Road, RS-1-1 Zone, Coastal non-appealable overlay zone, within La Jolla Community Plan area.

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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.