

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, APRIL 14, 2015

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. REVIEW AND APPROVAL OF MINUTES

Meeting March 17, 2015

3. FINAL REVIEW (*Previously reviewed 2/10/15 and 2/17/15*)

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, Jim Neri)

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 to allow parking spaces within the street setbacks.

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.

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.

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.*
- 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.

APPLICANT PRESENTATION 2/17/15: (Ricardo Torres, Sasha Varone, Jim Neri)

The proposed project was reviewed, with the additional materials requested. The overall design was presented, including the comparisons to other examples in the neighborhood.

The use turf block was discussed, which will have an underground drip irrigation system.

A Deviation is requested to permit parking within the setbacks: the project will be two stories in height rather than 3 stories if the Deviation is not approved.

There has been a minor change to the landscape plan, including an approach walk. The La Jolla Historical Society has reviewed the project and recommended further review. The HRB will hear the project March 26.

DISCUSSION 2/17/15

A discussion ensued about the character of the neighborhood, and the application of the Deviation to this project. The alternative of a Variance was also discussed.

The pattern of neighborhood character was discussed in some detail, and compared to this project.

Diane Kane expressed concern that there is not yet a finding about the historic nature of the existing building, and advised that the La Jolla Historical Society is recommending that this building be designated.

A discussion ensued about the requested Deviations, and the parking calculations.

The committee discussed the significance of presenting an historic finding before the DPR Committee can vote on a resolution for the project.

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

4. FINAL REVIEW

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Project Name:	Herschel Triplex 7569 Herschel Avenue	Permits:	CDP & SDP
Project #:	398346	DPM:	Jeff Peterson, (619) 446-5237 japeterson@sandiego.gov
Zone:	MF-3-7	Applicant:	Rebecca Marquez, Golba 619-231-9905

LA JOLLA 'SUSTAINABLE BUILDINGS EXPEDITE' (Process 2) CDP to demolish 1 dwelling unit with detached garage & construct a three (3) unit 'for rent' multi-family dwelling unit building at 7569 Herschel Ave. The 6,290 sq ft lot is located in the MF-3-7 Zone in the La Jolla Community Plan Area, Coastal Overlay Zone (Non-appealable area 2), Coastal Height Limitation Overlay Zone.

APPLICANT PRESENTATION 3/17/15: (Sasha Varone, Jim Neri)

The proposed project was presented, with exhibits that show the site context and the proposed site development. The development will observe a front yard setback greater than the required minimums. A landscape plan was presented that shows the front yard patio areas, with pocket patio areas at the side yards. Information was provided on the adjacent buildings to each side.

A total of 6 parking spaces are provided in the garage, with the potential for parallel parking fronting the alley. The proposed FAR is 1.36 where 1.8 is allowed.

The historic report was provided in 2011 and a finding was made that the property was not historically significant due to extensive alterations.

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood,

Please provide for the next presentation:

- a. A section through the roof showing the screening of the rooftop photovoltaic collectors.*
- b. A section through the site showing the relationship of the building to the adjacent buildings at the zero-setback area and at the increased side yard setback area.*
- c. Materials sample board.*
- d. Colored renderings of the elevations.*
- e. A view from the alley with the two adjacent buildings, and the buildings across the alley.*
- f. A copy of the historic report.*

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

5. FINAL REVIEW (Previously presented 3/10/15 and 3/17/15)

Project Name:	Tasende Gallery 820 Prospect	Permits:	CDP & SDP
Project #:	393503	DPM:	Jeff Peterson japeterson@sandiego.gov
Zone:	LJPD 1A	Applicant:	James Alcorn

La Jolla (Process 2) Coastal Development Permit to remodel an existing 9,320 sq ft mixed use building to include a restaurant use and a 550 sq ft residential addition. The 6,889 sq ft lot is located in the LJPD-1A

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zone of the La Jolla Planned District in the La Jolla Community Plan Area and the Coastal Non-Appealable Overlay.

APPLICANT PRESENTATION 3/10/15: (James Alcorn)

The Project is to establish a high end type restaurant, an art galley, and an apartment for the owner. Current owner will live there. Zoned LJPd-1A.

13 parking spaces are required, 10 are on site in back as tandem spaces. An agreement will be made for 4 or 5 more spaces, and valet parking.

The second level will be served by an elevator and stairs from Prospect. Trash will be picked up from the alley. Loading will be from Prospect, like the other local restaurants.

The galley and restaurant hour of operation will be noon to 10 PM. The design will conform to City sound generation requirements.

DISCUSSION 3/10/15 (James Alcorn)

Three neighbors expressed concerns over restaurant noise, odors, numbers of people on the deck, alley traffic, and effects on their quality of life.

Please provide for the next presentation:

- a. Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace.*
- b. Please provide details of the roof treatment, including the addition over the existing terrace.*
- c. What will the seating capacity of the restaurant be?*
- d. How and where will the restaurant be vented?*
- e. Where will mechanical equipment be located and how screened?*
- f. Consider overhead deck screening for the neighbors, such as outdoor type fabrics.*
- g. Investigate sound dampening materials for outdoor deck surfaces.*
- h. Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? If so, where?*
- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.*
- j. What is the Muni Code reference for the parking requirement?*
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning?*

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

FINAL REVIEW - APPLICANT PRESENTATION 3/17/15: (James Alcorn)

The proposed project was presented, with exhibits that show the additional information requested. The photo montage was presented.

Additional drawings were presented which show the relationship of the various uses to the street and the alley, and to the properties to the east and west. A roof plan was presented.

The parking spaces provided will be available for all users, but will be disabled accessible, with the use of an elevator from the parking garage.

The required parking will be either 13 or 14 spaces, and this count in excess of the 10 provided onsite will be provided by a valet and parking agreement that will be condition of the CDP. The section of the SDMC that addresses parking requirements is 142.0530.a. The hours of operation will be from noon to 10 pm, plus another hour before and after for setup, preparation, and cleanup.

Provided for this presentation (with the responses in the meeting):

- a. Provide a photo montage showing the proposed Project of the street view from Prospect, also provide a montage of the alley view including the proposed restaurant terrace. The photo montage was presented.*
- b. Please provide details of the roof treatment, including the addition over the existing terrace. A roof plan was presented showing location of equipment, vents, skylight, photovoltaics and screening.*

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- c. What will the seating capacity of the restaurant be? *30 seats outside, 70 seats inside.*
- d. How and where will the restaurant be vented? *Center of the roof, covered, and with scrubbers.*
- e. Where will mechanical equipment be located and how screened? *Provided, on roof and screened by trellis.*
- f. Consider overhead deck screening for the neighbors, such as outdoor type fabrics.
- g. Investigate sound dampening materials for outdoor deck surfaces. *A noise study will be done.*
- h. Four parking spaces are needed. If valet parking will provide these, do you need a parking agreement? *Yes. If so, where? A large number of possible locations were shown.*
- i. Consider a restaurant with only indoor seating or enclose the deck space with a solid roof.
- j. What is the Muni Code reference for the parking requirement? *142.0530 a, and table 142.05E*
- k. With the hours of operation of the restaurant from noon to 10 PM, what will the hours be for setup and cleaning? *Add an hour to each end of time frame.*

DISCUSSION 3/17/15

A discussion ensued about the character of the neighborhood, the nearness of the condominium building to the west, and the possible effect of the ventilation and exhaust air equipment. The control of sound to the adjacent properties was discussed.

Benna Fisher, a resident of Park Prospect to the west of the site read a letter of opposition signed by residents of 22 of 30 units at that property. The concerns were an increased sound level, odors of cooking, increased traffic including the valet parking, and the access in the event of an emergency.

Jennifer Luce, a resident of 800 Prospect, described her concerns about the proposed use, and the change to the current environment of the units, and the effect on Casa de Manana across the alley to the north.

Liz Cramer asked various questions about the specifics of the project and the hours of operation.

Katie Reichert expressed concerns about the generation of noise and odors.

Emelie Brodard asked a question was asked about the design of the lighting. The lighting will be similar to the existing, and directed downward toward the seating areas.

James Oehler stated that the residents of 800 Prospect Street to the west have a vested interest that the restaurant will fail, and how the proposed restaurant will dramatically affect the character of the neighborhood which is relatively quiet compared to other parts of Prospect Street, and that the exhaust fumes from a resident will affect the occupants of the 800 Prospect who rely on open windows for ventilation and cooling: to summarize, the proposed restaurant is incompatible.

Mike McGee described the balance between the needs of the commercial use and the needs of the community, including the relation of the scale to other buildings in the neighborhood.

Michael D. Francisco described the significance of the heritage resources on the current project, in that they contribute to the character and charm, and contribute to the neighborhood experience.

Ed Cromartin noted that there are few restaurants immediately next to a residential unit.

The members of the Committee discussed the appropriateness of the outdoor dining area, the context of the neighborhood, and requested an opportunity to review the traffic study and the noise study.

Please provide for the next presentation:

- a. The completed noise study*
- b. The completed traffic study*
- c. Sections and photographs that show the relationship of the proposed restaurant to the adjacent buildings to the east and west and to the buildings across the alley.*

The Applicant requested that this matter be continued to a later meeting and requested that the neighbors of the building to the west nominate a representative to communicate with on their concerns.

6. PRELIMINARY REVIEW

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

Project Name:	Altman Residence	Permits:	SCR CDP & SDP
	9696 La Jolla Farms Road	DPM:	Laura Black, (619) 446-5245
Project #:	353040		lblack@sandiego.gov
Zone:	RS-1-2	Applicant:	Jon Dominy, (619) 692-9393

••• SUSTAINABLE BUILDING EXPEDITE PROGRAM ••• Site Development Permit & Coastal Development Permit (Process 3) to Amend CDP/SCR 91-0270 and SCR No. 63365 (PTS 261261) to demolish an existing accessory structure & construct a detached guest house, garage and storage totaling 5,228 sq ft to an existing single family residence located on a 3.82-acre lot at 9696 La Jolla Farms Rd. The site is in the RS-1-2 Zone within the La Jolla Community Plan.

7. PRELIMINARY REVIEW

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

Project Name:	Brockett Residence	Permits:	CDP & SDP
	7804 Ivanhoe Avenue	DPM:	Sandra Teasley
Project #:	397287		
Zone:	LJPD 2	Applicant:	Endre Bartanyi 858-755-6005

Coastal Development Permit to demolish an existing office building and construct a 4,104 sq ft single family residence located at 7804 Ivanhoe Ave. The 3,750 sq ft lot is located in the LJPD-2 zone of the La Jolla Planned District in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

8. PRELIMINARY REVIEW

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

Project Name:	1111 Prospect Street PDP	Permits:	PDP, CDP & SDP
	1111 Prospect Street	DPM:	Morris Dye
Project #:	403401		mdye@sandiego.gov
Zone:	LJPD 1	Applicant:	

(Process 4) Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to allow 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

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