

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, AUGUST 18, 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 August 11, 2015

3. FINAL REVIEW 8/18/15 (PRELIMINARY REVIEW 8/11/15)

Project Name:	Marisima Travel Center NUP	Permits:	NUP
	1631 & 1654 Marisima Way	DPM:	Morris Dye, (619) 446-5245
Project #:	412914		mdye@sandiego.gov
Zone:	RS-1-2	Applicant:	Island Architects

LA JOLLA (Process 2) Neighborhood Use Permit for Home Occupation at 1631 & 1654 Marisima Way. The site is located in the RS-1-2 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan Area. CES # 221585 for location 1631 Marisima Way only.

APPLICANT PRESENTATION 8/11/15 (Karina Urias)

The purpose of the NUP is to permit a home office for a travel agency. The office has one employee who is present one day per month. A site plan was presented which indicates that 5 parking spaces are available on site. No visitors are expected to the building during business hours. No signage or other improvements are proposed in this project.

The applicant was asked to present the conditions related to the employee's attendance and visits to the house office, and its limitations.

SUBCOMMITTEE MOTION 8/11/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.

(Will / Mapes 5-1-0)

In Favor: Benton (Chair), Mapes, Leira, Welsh, Will

Oppose: Costello

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.

Abstain: None

Motion Fails for lack of a unanimous vote.

This matter is continued to a later meeting.

4. FINAL REVIEW 8/18/15 (REVIEWS 7/14/15 & 8/11/15)

Project Name:	Lawton Residence Pool Installation	Permits:	SDP
	6525 El Camino del Teatro	DPM:	Edith Gutierrez, (619) 446-5147
Project #:	348808		egutierrez@sandiego.gov
Zone:	RS-1-4	Applicant:	Camille Towey (619) 279-0412

Site Development Permit (Process 2) to demolish an existing 2,596 square foot single family residence and construct a new 2,412 square foot single family residence, over basement garage, on a .27 acre site. The site is in the RS-1-4 zone, Coastal (Non-appealable Area 1), Coastal Height and Parking Impact Overlay Zones within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 7/14/15 (Camille Towey)

The project was presented, portions of the written description are incorrect. The former house and structure collapsed during minor renovation, so an emergency demolition permit was issued. There is no request for a permit to construct a residence, and garage, etc. The request is for a pool and lot tie to make a sports court. The owner is an Olympic diver. No other structures except retaining walls and the swimming pool. Will use drought tolerant plants, pool covers. They need a CDP for the demo (after the fact) and pool, and a lot tie.

DISCUSSION

A discussion ensued about the recent history of the property, and the scope of the project. The construction of the house and residence has been eliminated from the project.

The scale and location of the swimming pool were reviewed, in relation to the retaining walls and the landscaping of the area.

PLEASE PROVIDE FOR FINAL REVIEW:

- Please provide a section through the neighboring houses on each side of your project.
- Please provide an elevation (photo-simulation) showing the pool area and hill, and how walls and vegetation will assure slope stability.
- Show an elevation view from the street showing the houses on each side.
- Please show an areal view of the project site and surroundings (Google Earth?).
- Show the relationship of the sports court to the main house, and how the lots tie together.

APPLICANT PRESENTATION 8/11/15 (Camille Towey)

The supplemental information was presented and reviewed. Additional information was provided regarding residences on double lots in the neighborhood. The historic review has been completed, and the finding is that no historic significance was identified.

A total of 5 parking spaces will be provided on this site, in addition to the one space on the upper lot of the existing house.

Although the project appears to be large scale, the area is a residential use. The owner is willing to agree to a binding agreement not to engage in any commercial activity on this property.

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.

DISCUSSION

A discussion ensued about the relation of the improvements to the existing house and to the neighboring properties. It appears that there is very limited connection between the main house and the subject property, and the bridge connection. The drawings presented stop at the property line, and it is not clear if there is a suitable transition from this project and the neighboring properties, where scale and privacy would be important, and the transition to the main house to be joined to this property, where a usable direct connection is desirable.

PLEASE PROVIDE FOR FINAL REVIEW:

- a. An elevation and site plan at ¼” scale that shows the relation of the improvements on this property to the adjacent property to be joined with this property, which will show the uses and the connections between the related house and the improvements of this project. Provide additional photographs of the adjacent buildings and the site.
- b. Show the relation of this property to the adjacent properties as they exist.
- c. Material samples or images of the stone in the retaining walls and proposed fencing for both properties that eventually will be joined.

This matter is continued to a later meeting.

5. FINAL REVIEW 8/18/18 (PRELIMINARY REVIEW 8/11/15)

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

Project Name:	CONRAD PREBYS PERFORMING ARTS CENTER & EASEMENT VACATION	Permits:	CDP, SDP
	7600 Fay Avenue	DPM:	Patricia FitzGerald, (619) 446-5107
Project #:	421722		pfitzgerald@sandiego.gov
Zone:	RS-1-4	Applicant:	Matthew Geaman, (619) 233-6777

Coastal Development Permit and Site Development Permit (Process 2) to demolish an existing retail building and construct a 44,014- square-foot, 2-story over basement level Performing Arts Center located at 7600 Fay Avenue. The 0.706 acre site is within Zone 3 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone and within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 8/11/15 (Christopher Beach, La Jolla Music Society; Ray Porfilio, Martha Dennis, Marcella Eskobar-Eck, Dave Sorensen, Alan Joslin and Debra Epstein)

The project includes a 500-seat performance hall with stage and fixed seating to the north, and a 150-seat smaller theater in a cabaret setting to the south. These spaces are grouped around a central courtyard. Other uses on the site will include ticket sales office, general offices, and support spaces. The projected start of construction is Summer of 2016. The central courtyard serves as an outdoor entrance lobby and connection to Fay Avenue.

Ray Porfilio described the elements of the design – The community issues include a variation in the scale of the other buildings, a variation in the relationship to the street, and wide variation in scale and materials. There is a varied street edge, including varying use of street trees. The cabaret theater to the south is a lower-scale element that has a separate visible presence at the street. The courtyard is also approached from Fay Avenue, and surrounded by a colonnade, and is equipped with a refreshment kiosk. The exterior materials will be natural, with accent colors.

The project is in PDO Zone 3, which does not have any setbacks, other than the 16-foot curb to front wall setback. There is a storm drain easement that crosses the site: portions of the structure will be built upon the

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.

easement. No stormwater management is expected: water infiltration will be managed onsite with permeable pavement and infiltration methods. The lot is 30,760 sf; LC is 70%; FAR is 1.15, less than the 1.3 allowed. The roof of the cabaret theater is 30' above grade, a portion of the roof extends into the angled front yard setback: this roof encroaches less than the permitted 20% encroachment into the angled setback.

A Parking Management Plan was presented. The plan includes designated valet dropoff stations, designated parking spaces, a purchase of 67 parking spaces at the Bank of America parking garage, and other committed parking spaces within 600 foot radius: 241 parking spaces are available. A total of 741 available parking spaces have been identified within a greater radius and for valet service. For daytime office uses, the available parking is the 67 spaces in the Bank of America parking garage. Parking information will be provided with each ticket sale and emailed in advance of the performances where possible.

The landscape approach and design relate to the large structures in a manner that will reduce bulk and scale, incorporate open areas such as plazas and courtyards, provide curbside planting and street trees. Open space of 4614 sf is required at the site, which is provided in the courtyard. The street trees will be Fern Pines and Golden Medallion. Olive trees will be provided in the courtyard, as well as a trellis.

Exterior materials will be stucco, terra cotta finishes and cast forms, glazing is clear. Accent colors at entries, windows, and other similar locations, will consist of a range of blue, terra cotta, and yellow colors. The box office will have a splash of color using the accent colors in a tile mosaic, and some perforated metal. The metal roof will be finished in a terra cotta color.

The entrance canopy is 64 feet long, and projects 5 feet beyond the property line and over the sidewalk fronting Fay Avenue.

The facility will be usable for public events.

The courtyard serves as the lobby for the theater spaces: it will have a gate that is closeable in evening hours.

DISCUSSION

Marianne Beister spoke in support of the project as it will serve as a home for the Music Society and will serve as a needed gathering place on Fay Avenue; it will strengthen the educational component of the downtown La Jolla area. Steve Haskins observed that the scale of the project is appropriate for the scale of the La Jolla area. Mark of the La Valencia Hotel noted that the size of the facility is an appropriate scale, that the use of available parking in other buildings is appropriate for the project and for the parking environment in La Jolla.

David Abrams of Traffic & Transportation noted that his committee voted unanimous recommendation of the project.

Erika Torri, executive director of the Athenaeum described her support of the project, and described the coordination of the coloring with the Athenaeum.

PLEASE PROVIDE FOR FINAL REVIEW:

- a. The traffic management plan
- b. Time schedule that the gate leading to the courtyard is open
- c. A description of the community events that are expected to be presented, and how the Music Society will provide for these.
- d. A description of the community outreach program for partnering with local restaurants and other businesses for performances and events at the Music Center

This matter is continued to a later meeting.

6. FINAL REVIEW 8/18/15 (PRELIMINARY REVIEW 8/11/15)

Project Name:	VERIZON ALTA LA JOLLA	Permits:	SCR of NUP
	1570 La Jolla Alta Drive	DPM:	Karen Lynch, (619) 446-5351
Project #:	394454		klynchash@ sandiego.gov
Zone:	RS-1-4	Applicant:	Jill Cleveland, (760) 420-4833

Substantial Conformance Review Process 2 to NUP # 368020 PTS# 39165 for the replacement of 6 antennas, installation of 12 RRU's 2 power fiber cables, 1 battery equipment cabinet, and one surge demarcation junction box, located in Zone RS-1-4; Geo Haz 25

APPLICANT PRESENTATION 8/11/15 (Jill Cleveland)

Jill Cleveland described the project, which is at the recreational center of the Alta La Jolla Association. The existing structure houses antennae for two different providers. The existing square enclosure will be extended 2 feet higher, and the equipment will be within that enclosure. Portions of the enclosure extension will include faux-brick created with fiber-reinforced plastic, as well as panels that appear to be like stucco. The connections to the antennae will be by the existing coaxial cables.

DISCUSSION

A discussion ensued about the location of the work, the placement and expansion of the equipment.

The enclosure was reviewed, and it was not clear that the highest point of the extended enclosure is less than 30 feet above grade. Paul Benton described the method for calculation of height, noting that the height is measured from existing or proposed grade, whichever is lower, and referred the Applicant to the Architect who has prepared the proposed analysis. A detailed analysis is necessary showing how the added equipment will meet the Coastal 30 ft height limit.

PLEASE PROVIDE FOR FINAL REVIEW:

- a. Confirmation of the permissible height of the proposed enclosure. This will likely require confirmation of the existing grade at the time of original design and construction of the club house as shown by a topographic site plan in the construction set of drawings at that time.

This matter is continued to a later meeting.

7. PRELIMINARY REVIEW 8/18/15

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

Project Name:	801 Pearl Street - CONGER	Permits:	CDP & TM
Project #:	294307	DPM:	John Fisher, (619) 446-5231
Zone:	RM-1-1		jfisher@sandiego.gov
		Applicant:	James Alcorn (858) 459-0805

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 and 12 residential units with a subterranean garage: total development 23,340 sf. The property is located at 801 Pearl Street with a portion in Zone 4 of La Jolla Planned

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.

