

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

Meeting Agenda – December 15, 2015

**1. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

**2. APPROVAL OF MEETING MINUTES**

Meeting December 8, 2015

**3. FINAL REVIEW** 12/15/15 (*Previously reviewed 11/10/15 and 12/8/15*)

Project Name:	<b>VISTA DEL MAR</b>	Permits:	CDP, SDP
	6651-53 Vista del Mar	DPM:	Edith Gutierrez, (619) 446-5147
Project #:	435996		<a href="mailto:egutierrez@sandiego.gov">egutierrez@sandiego.gov</a>
Zone:	RM-1-1	Applicant:	Scott Spencer 858-459-8898

(Process 3) Coastal Development Permit to demolish two existing residential units and construction of two new units totaling 3,933 square feet: a 2770 sf front unit and 1160 sf rear unit, and 5 parking spaces. The 0.12-acre (5,325 sf) site is located at 6651 and 6653 Vista Del Mar Avenue in the RM-1-1 zone, Coastal Overlay Zone (Appealable), Parking Impact overlay zone, Geologic Hazard Area 52, within the La Jolla Community Plan area.

**PRESENTATION 11/10/15 (Scott Spencer)**

*The design was presented. A total of 5 parking spaces in garages are planned, plus one outdoor space. The front residence is in two stories above the garage, with a roof deck. The rear residence is two stories above a garage and outdoor parking bay. The existing garage will be partially demolished and retained: portions of the garage are constructed within the side and rear yard setbacks.*

*Photograph compositions were presented that showed the character of the neighborhood and the pattern of existing development.*

*The presenter reviewed a landscape plan, existing driveways, a materials sample board, and the elevations of the building.*

**DISCUSSION 11/10/15**

*A discussion ensued about the scale of the proposed development. The project proposes retaining the rear portion of the existing garage to provide for a larger structure in the side yard and rear yard setbacks. The carport and garage at the rear residence allow for 2 parking spaces, where only one space would be provided if the ground level conformed to the current required setbacks.*

*The parking spaces in the front house approach Vista del Mar from a 12-foot wide driveway. Fronting Vista del Mar is a total of 3 garage doors, with paved drive area across the entire frontage.*

*The project proposes a Deviation for two curb cuts: one fronting Kolmar Avenue, and the other fronting Vista del Mar.*

*Suzanne Figi, the neighbor to the east on Kolmar Avenue described the bulk and scale of the proposed project, and the pattern of development has retained houses that are a smaller scale. The presence of the garages on both streets will present a stark appearance to the street.*

*Brian Sciraca expressed concern about the scale and bulk of the proposed residences, the extent of pavement on the Vista del Mar frontage, and the scale of the garages and the 3-story buildings.*

**Please provide the following at the next Presentation:**

- a. Photograph of this project in relation to the adjacent projects. This should extend in both directions and across the street, and across the intersection.
- b. Scale elevation drawings showing the proposed building in scale to the adjacent buildings at each side of Kolmar and Vista del Mar, as well as the buildings across the street intersection.
- c. Provide colored Landscape Plan with calculations
- d. The community plan requires that the building is at a corner, and the building will step back at the upper floors.
- e. Indicate the property lines, overall height limit, and setback lines on the elevations.
- f. Provide a table indicating the FAR, height, number of stories, and setbacks of other buildings in the immediate neighborhood within 100-foot radius

On November 10 this matter is continued to a later meeting. Placed on the agenda for November 17 but postponed to a later meeting.

**APPLICANT PRESENTATION 12/8/15:** (Scott Spencer)

*The proposed project was presented, with exhibits that show the additional information requested. The FAR has been reduced to 73%. Information on the FAR of adjacent properties was reviewed: they range from 26% to 75%. The other properties are developed with areas of landscaping less than that provided in this project. The landscaping ratio in this proposed project is 33%. The setback at Vista del Mar is 20 feet; the setback at Kolmar Street is 10 feet.*

*Kolmar Street is identified as a View Corridor in Figure 9. The elevation of the proposed building was reviewed: the exterior wall planes and balconies step back at most of the upper floors: each step back is approximately 1.5 to 2 feet horizontally.*

*Portions of the building were reconfigured to respond to comments by a neighbor to the east, and to add variation to the exterior of the building.*

**DISCUSSION 12/8/15**

*A discussion ensued about the character of the neighborhood,*

*A neighbor across the street asked about the landscaping, including the amount of hardscaping and green landscaping.*

*The paved drive area fronting Vista del Mar was discussed: it is desirable to screen that area or to provide landscaping or a gate to screen the view into that drive area. It is therefore recommended that these be considered to screen the drive area. A different pavement pattern could be provided to make the area appear more attractive.*

*Suzanne Figi, a neighbor to the east, described her concern about the blockage of views from her private residence.*

**Please provide the following at the next Presentation:**

- a. Study of enhanced pavement at the drive areas.
- b. Study of the view from the streets, incorporating the proposed landscape and gate elements as screening in the foreground.
- c. Meet with neighbors to address their concerns

On December 8, this matter is continued to a later meeting.

**4. FINAL REVIEW** 12/15/15 (*Previously reviewed 11/17/15*)

Project Name:	Su Casa	Permits:	Vacation Site & CDP
	6738 La Jolla Blvd	DPM:	Morris Dye
Project #:	420956	Applicant:	Claude-Anthony Marengo
Zone:	PDO 4 & RM-3-7		858-459-3769

LA JOLLA (Process 5) Public Right of Way Vacation, Site Development & Coastal Development Permits to demolish an existing restaurant & apartment building, construct a 2-story 7,875 sq ft mixed use building, a 3,820 sq ft, 2-story residential building and a 3,086 sq ft 3-story residential building with a 15,312 sq ft underground parking garage at 6738 La Jolla Blvd and 350 Playa Del Sur. The 0.51 acre site is in Zone 4 of the La Jolla Planned District & RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan area.

**PRESENTATION** 11/17/15 (Claude-Anthony Marengo)

*The project was presented. The existing restaurant will be demolished. The project site is adjacent to serpentine streets at the north and south sides. This applicant requests encroachment into the rights-of-way of Playa del Norte and Playa del Sur. This will be a below-grade transfer of the right-of-way below the streets for the purpose of the garage, with streets and sidewalks above the transferred area on the current alignment.*

*The retail spaces are approached from La Jolla Boulevard, and the residential units are approached from Playa del Sur and Playa del Norte. The residential units occupy the second floor in all areas, and are a 3-story portion at the westerly portion of the site that is in RM-3-7 Zone. At the westerly end of the project, the 3-story portion is adjacent to an existing 3-story apartment building. The maximum height of the 2-story portion is 25 feet; the 3-story portion is up to 30 feet in height.*

*Sixteen units are proposed: a total of 12 two-bedroom units and 4 one-bedroom units are provided which account for 30 parking spaces, and the retail spaces total 3,440 sf, for which 4 parking spaces are provided. Including the 2 spaces for disabled access, the garage has a total of 38 parking spaces.*

*The design of the improvements will accept drainage and runoff water that has historically crossed the site, and will be treated onsite per current standards for stormwater management.*

*Landscaping is planned with clustering of the trees. This is proposed to be jacarandas fronting La Jolla Boulevard, with palms at the north and south sides. The landscaped area is 12% of the site.*

**DISCUSSION** 11/17/15

*A discussion ensued about the character of the neighborhood, the views of the property and the proposed approach to the project by car. There is a center turn lane in this portion of La Jolla Boulevard.*

*A neighbor stated that she is concerned that the building appears to be a commercial or uniform building that does not reflect the character of the neighborhood. The number and scale of the units leads to more expensive units.*

*A discussion of the views down the streets ensued, as it relates to the composition of the buildings in relation to the neighborhood. The proposed building does not have breezeways or other passages that lend a sense of openness and transparency to the project.*

**Please provide the following at the next Presentation:**

- a. *Show the transition of the garage area to the sidewalk and street in section.*

- b. Show the transition of the proposed 3-story portion to the adjacent apartment building to the west.
- c. Provide a section across Playa del Norte and Playa del Sur, indicating the slope of the streets and the existing structures on the opposite sides of these streets.
- d. Materials samples.
- e. Provide the floor areas of the existing buildings.
- f. Provide a study of the relationship of the building to the traffic patterns on La Jolla Boulevard, and to the vehicular access traffic to the building.
- g. Study the elevation to reflect the nature of the site, plus use design elements to provide interest by the use of colors and materials to increase the interest in the building.

**5. COURTESY REVIEW 12/15/15**

Project Name:	La Jolla Scenic Residence	Permits:	CDP & SDP
	6083 La Jolla Scenic Drive South	DPM:	
Project #:	446152	Applicant:	Joshua Wood
Zone:	RS-1-1		

(Process 3) Coastal Development Permit for construction of a new residence with a garage for 4 parking spaces totaling 10,380 square feet. The 1.37-acre (59,853 sf) site is located at 6083 La Jolla Scenic Drive South in the RS-1-1 zone, Coastal Overlay Zone (Nonappealable), Geologic Hazard Area 53, within the La Jolla Community Plan area.



**MEETING PROTOCOLS**

- 1. The Meeting will proceed in three parts:
  - i. **Presentation by the Applicant.** The Applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
  - ii. **Public Comment.** Members of the Public may address the Committee about the proposal.
  - iii. **Deliberation by the Committee.** The Members of the Committee discuss the proposal. Note that the Members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- 2. The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.
- 3. The Committee may, by a unanimous vote, proceed to consider a vote of recommendation on a project presented for Preliminary Review.
- 4. This Meeting will adjourn no later than 7:00 pm, regardless of the status or progress of any presentation or other business.