

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, MARCH 17, 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 10, 2015

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

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

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.

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.

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.

APPLICANT PRESENTATION 3/10/15: (Lorraine Neff)

The additional information was presented. The elevation views and the landscape plan were presented and reviewed.

DISCUSSION 3/10/15

A discussion ensued about the appearance of the elevations, with varying eaves and roof heights, varying windows, and dramatic projections that seem out of scale for such a small building. The committee recommended that the Applicant consider a simplification of the design, with fewer variations in the exterior walls. The views of the elevations were discussed, as were the height of the proposed structure in relation to the views of the site from the street. It was noted that the most significant view of the second-story addition is from the alley. A proposed step-back of the second floor has been discussed with City staff, which would conform to the 3-foot minimum at the first floor, and an additional 3 feet at the second floor. The significance of this requirement was discussed.

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

4. FINAL REVIEW (Previously presented 3/10/15)

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.

APPLICANT PRESENTATION 3/10/15: (House & Dodge)

The proposed project was presented, including comparison to the drawings of the previously-approved CDP. The relationship of the proposed design to the previous approval was also presented. The drawings included comparisons between the new and previous proposal.

DISCUSSION 3/10/15

A discussion ensued about the nature of the proposed design. It was noted that the proposed new design is substantially smaller than the previous CDP, and that the style of design is quite different, as the proposed design follows a distinctively midcentury modern aesthetic. The materials and the style of the house were discussed in relation to the neighborhood character.

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Please provide for the next presentation:

- a. *A photomontage of the street elevation on both sides of Inspiration Drive demonstrating the character of the immediate neighborhood, at least 4 houses in each direction.*
- b. *A minimum of three site sections perpendicular to the long axis of the property and extending onto the adjacent properties, showing the relation of the proposed residence to the adjacent residences on both sides.*
- c. *Add to the longitudinal section through the entire property a section through the canyon at the rear of the lot, showing the neighboring structures on the opposite side of the canyon.*

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

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

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 • SUSTAINABLE 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.

APPLICANT PRESENTATION 3/10/15: (Laura duCharme-Conboy)

The proposed project was presented, including the footprint of the house and the area of the addition. A site plan and landscape plan were presented, with examples of the relation to the view corridor and the street. The exterior elevations were reviewed, and the fencing which has some openings fronting Marine Street. Photographs of the neighborhood context were presented. The existing fence is as much as 13 feet above the street, and it is proposed that it will be retained, although opened to add to the view down Marine Street toward the ocean.

DISCUSSION 3/10/15

A discussion ensued about the character of the neighborhood, and the relationship of the site to the view corridor down Marine Street, and the relation of the new addition to the existing. A landscape plan is not provided, nor is it required: the Applicant showed a planting list that the owners will draw from as they landscape the property.

Please provide for the next presentation:

- a. *On the elevations, show the existing and new construction, demonstrating consistency yet differentiation with the existing structure.*
- b. *On the south elevation, show the planting at the slope fronting Marine Street.*

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- c. *Provide information regarding the open fence, including a comparison with the current requirements for open fencing in the front yard.*

The Chair directed that this matter be continued to a later meeting.

6. FINAL REVIEW*(Previously presented 3/10/15)*

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

Project Name:	Tasende Gallery	Permits:	CDP & SDP
	820 Prospect	DPM:	Jeff Peterson
Project #:	393503		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 650 sq ft residential addition. The 6,889 sq ft lot is located in the LJPD-1A 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 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.

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