

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, NOVEMBER 10, 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 October 20, 2015

3. FINAL REVIEW 11/10/15 (Previously reviewed 5/19/15)

Project Name:	Ngala Residence	Permits:	SCR CDP & SDP
	5612 – 5646 Rutgers Road	DPM:	John Fisher, (619) 446-5231
Project #:	395794		jsfisher@sandiego.gov
	Zone: RS-1-4	Applicant:	Mark Brencick, (858) 587-8070

La Jolla SAP No. 24005279 (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

APPLICANT PRESENTATION 5/19/15 (Mark Brencick)

The project location and the purpose of the application were reviewed. It was noted that the boundary adjustment was requested to resolve a dispute between owners of adjacent residential properties, with a requirement that the two affected lots will be consolidated into one lot. Lot 78 is presently substandard and will be reduced in area from 9794 sf to 8820 sf, to an FAR of 0.33. All other lots will be minimum 10,000 sf in area. The project affects the FAR of all properties in which the boundary is adjusted: the greatest resulting FAR of all properties is 0.43.

SUBCOMMITTEE MOTION 5/19/15: 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 / Ragsdale 3-2-2)

In Favor: Costello, Will, Ragsdale

Oppose: Kane, Mapes

Abstain: Benton, as Chair, Welsh

Motion Fails for lack of a unanimous vote.

Please Provide for FINAL REVIEW.

- Please provide additional information indicating that all of the affected property owners are aware of and in concurrence with the proposed boundary adjustment.
- Please clarify if it is proposed that the substandard lot 78 will be reduced in size, worsening a substandard condition.

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.

4. FINAL REVIEW 11/10/15 (Previously presented 7/15/14, 8/12/14, 9/9/14)

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

Project Name:	SERROS RESIDENCE ADDITION	Permits:	CDP
	335 Dunemere Drive	DPM:	Glen Gargas, (619) 446-5142
Project #:	363058		ggargas@ sandiego.gov
Zone:	RS-1-7	Applicant:	Sue Skala, 619-221-0959

Scope of Work:

(Process 3) Coastal Development Permit to add a second-story Master Bedroom, bathroom and decks, and add area to an existing first story bedroom and bath to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable), Parking Impact overlay zone, Residential Tandem parking overlay zone of the La Jolla community Plan.

APPLICANT PRESENTATION 07/15/14: (Ron Despojado)

The project was presented as per the scope. Applicant believes that views will not be blocked. Small addition to total FAR, 0.57, where 0.60 is allowed. Historical report will be needed.

DISCUSSION 07/15/14

Secretary of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ Community Plan.)

Please Provide for PRELIMINARY REVIEW:

- Please consider modifying design so as not to interfere with the view from the street.
- DPR Members should visit site.

APPLICANT PRESENTATION 08/12/14: (Ron Despojado)

The project was presented. The design was reviewed, as it pertains to the setbacks, the configurations of the additions, and the resulting elevations of the proposed house.

A discussion ensued about the scale of the second story addition, with the balcony over the northwesterly corner, which is significant in the view down the street to the west. The overall scale of the proposed design was discussed.

The applicant requested that the project be continued to the next meeting.

APPLICANT PRESENTATION 09/09/14: (Ron Despojado)

The project was presented: changes have been made to the design to accommodate 2 additional parking spaces and the exterior configuration is altered to provide a small setback at the Dunemere Drive frontage, resulting in a reduction in the total floor area at the second floor.

A discussion ensued about the historic status of the building: the historic status of the building is presently being reviewed, and a finding regarding the historic significance will be forthcoming in the future.

A discussion ensued about the current design, with the possibility that the Secretary of the Interior Standards may later be applied to this project.

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DISCUSSION 09/09/14

A discussion ensued about the change the second story would present to the character of Dunemere Drive, by creating a street wall that is greater than the existing. There is a concern that the street will become “walled in” with higher buildings at the side.

Secretary of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ Community Plan.)

5. FINAL REVIEW 11/10/15 (PREVIOUSLY REVIEWED 8/20/13, 9/10/13, 3/18/14, 5/13/14, 10/20/15)

Project Name:	ESLAMIAN RESIDENCE CDP	Permits:	CDP
	7350-7354 Fay Ave.	DPM:	Paul Godwin, (619) 446-5190
Project #:	PO# 297495		pgodwin@sandiego.gov
Zone:	RM-1-1	Applicant:	Sharok Eslamian, (858) 449-0501

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

APPLICANT PRESENTATION 08/20/13: (Sharok Eslamian)

The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue.

DISCUSSION 08/20/13

A discussion of the design focused on the articulation of the building and the functional access to the alley. It was noted that the driveway entrance and parking from Fay Avenue is not at all desired.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) A photo survey of the buildings on the property.
- c) A photo survey of the neighborhood.
- d) Colored landscape plan.

APPLICANT PRESENTATION 09/10/13: (Sharok Eslamian)

The presenter provided additional photographs of the adjacent building. The design of the building is unchanged. The presenter provided a colored landscape plan, and stated that the driveway to Fay Avenue will be eliminated.

DISCUSSION 09/10/13

The nature of the design was discussed: the presentation indicates a collection of materials and finishes that is not coherent, which does not draw from other elements in the community, and is not assembled in a way that will

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present a scale or composition that is appropriate for a 3-story building. The elevations facing the alley and the interior space do not provide a transition from the building to the outdoor spaces. The committee recommends that the applicant provide a redesign based upon an architectural treatment of the mass and height, with better composition of the windows and doors to provide a coherent design. The applicant requested the opportunity to consider these comments.

Please provide for FINAL REVIEW:

- a) Study other examples of similar buildings. Draw examples from these and show how they are incorporated into the proposed design. Please note that a simple assembly of parts will not suffice: you have to provide a coherent design.
- b) Show how this project will provide an appearance in keeping with the community plan in all elevations, but principally facing the alley and the interior yard.
- c) Note that the increased height of the proposed design requires an additional degree of competence and coherence in the design.

APPLICANT PRESENTATION 03/18/14: (Sharok Eslamian)

The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. It was noted that the Applicant presented a driveway to remain at Fay Avenue. The Applicant presented photographs of the buildings on the site and the adjacent buildings.

DISCUSSION 03/18/14:

A discussion of the design focused on various aspects of the landscape plan and the appearance of the proposed building. The landscape plan is colored and indicates a driveway to remain: the Applicant noted that the driveway will be closed. The impermeable areas were reviewed and discussed. The appearance of the proposed building was discussed, as were the placement of the balconies and the various window and door elements.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building to provide for a more varied and interesting design.
- b) On the Landscape Plan, clearly indicate the closure of the driveway to Fay, the designation of impermeable areas, and other paved areas.
- c) Coordination of the chimney, door, and window elements between the floor plans and the elevations.
- d) Coordination of the drawings with accurate dimensional information. This note applies to all plans, elevations, and sections.
- e) An overall design and elevation drawings that show conformance to the established pattern of development, scale, and detailing of the community and this neighborhood.

APPLICANT PRESENTATION 05/13/14: (Bill Metz)

The presenter noted that this is a new design compared to previous presentations. The proposed project was presented, reviewing the rear unit, the parking configuration, landscape plan, and building massing with 3 stories at the alley structure and the 1-story building remaining at the street front. A total of 4 parking spaces are provided in a garage and carport. The existing driveway to Fay Avenue will be removed and the curb cut removed. The Applicant presented photographs of the buildings on the site and the adjacent buildings. On completion the structures will have a total 4,984 sf, for a 0.71 FAR.

DISCUSSION 05/13/14:

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A discussion of the design focused on various aspects of the new building and the appearance of the proposed building. The landscape plan is colored and does not clearly indicate the driveway to be removed. The appearance of the proposed building was discussed, as were the scale and the relation to the adjacent properties.

Please provide for FINAL REVIEW:

- a) Further study of the exterior elevations of the proposed building in relation to the neighboring structures.
- b) Provide elevations and sections that demonstrate conformance to the height limits, with floor-to-floor dimensions.
- c) Extend the section through the site so that it shows the front unit in relation to the new rear unit.
- d) Add the footprint of the existing structure to the site plan in relation to the proposed new structure.
- e) On the Landscape Plan, show the revised landscaping for the former parking space fronting Fay Avenue with a pedestrian-scale walk, and clearly indicate that the driveway to Fay Avenue is to be removed.

APPLICANT PRESENTATION 07/08/14:

The Eslamian Project and Mr. Metz were called three times without a response. The project was trailed to the end of the meeting. At the end of the meeting, no one was in attendance to present the Project.

APPLICANT PRESENTATION 10/20/14: (Sharok Eslamian)

The presenter noted that this is a new design compared to previous presentations. The proposed project is now for one residential unit at the rear, with underground parking garage. The basement is the full footprint of the proposed house. The height of the building has been reduced, and a roof deck is now proposed over a portion of the roof, reached through an internal stair. The FAR is reduced from 0.71 to 0.56. The code compliance issues will be resolved with this project.

The project continues to propose that the parking space and curb cut fronting Fay will be retained.

DISCUSSION 10/20/15:

A discussion of the design was a review of the various elements of the project. The garden between the two units is retained, and the placement of the new unit is roughly the same as previously. The relationship of the new unit to the adjacent units on Bishops Lane was discussed. The steepness of the driveway and the relatively tight space of the basement garage were discussed.

Please provide for FINAL REVIEW:

- a) Prepare a drawing showing the proposed house on the photograph set into the Bishop's Lane elevation, showing the relationship of the proposed house to the adjacent buildings.
- b) Consider the practical maneuvering of cars within the garage in either parking space.
- c) Present written information from the planners confirming that the existing driveway and curb cut leading to Fay Avenue can be maintained.

6. PRELIMINARY REVIEW 11/10/15

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

Project Name: **VISTA DEL MAR**
6651-53 Vista del Mar

Permits: CDP, SDP

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