LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – November 17, 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 11/17/15 Martine Neurophys 10, 2015

Meeting November 10, 2015

3. PRELIMINARY REVIEW 11/17/15

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

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

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

Project Name:	Ngala Resid	lence		
	5612 - 5646	Rutgers Road	Perm	its: SCR CDP & SDP
Project #:	395794		DPM:	John Fisher, (619) 446-5231
	Zone:	RS-1-4		jsfisher@sandiego.gov
			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.

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

PRESENTATION 11/10/15 (Mark Brencick)

The presenter reviewed the areas to be adjusted, and the supporting documents that indicate the Planned Development Permit that indicates the changes to the boundaries of the properties. The agreements encompass an existing pattern of development that provides a level portion of 1550 Via Corona that is actually part of the lots below. This flat area was historically used by that owner by easements granted by the owners of the area. The owners of the affected lot area have not historically used those areas because they have been separated from those areas by a steep slope.

The submittal included FAR calculations for each lot, compared to the required maximum FAR. It was noted that one lot is less than the required 10,000 sf, which is noted in the PDP.

DISCUSSION 11/10/15

A discussion ensued about the character of the neighborhood subdivision pattern, the appropriateness of the PDP process, and the resulting configuration of the lots. The agreements indicating the approval by each of the affected property owners were presented.

All construction work has been completed.

The committee requested that the materials be presented today be distributed by pdf to the members of the committee to study, and then the committee will be more prepared at the next DPR meeting November 17, 2015.

No additional materials were requested for the next meeting.

On November 10, this matter is continued to a later meeting.

5. 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		
	335 Dunemere Drive	Permits:	CDP
Project #:	363058	DPM:	Glen Gargas, (619) 446-5142
Zone:	RS-1-7		ggargas@sandiego.gov
		Applicant:	Sue Skala, 619-221-0959

Agendas and Committee Reports are available online at <u>www.lajollacpa.org</u> Please contact paul@alcornbenton.com with questions/concerns. 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:

- a. Please consider modifying design so as not to interfere with the view from the street.
- b. 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.

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.)

PRESENTATION 11/10/15 (Sue Skala)

Since the last presentation, the finding has been made that there is no historic significance in this property. The overall project was reviewed, with changes that had been made since the previous presentation. The second story has been relocated from the westerly wing to the center of the building. The area of the first floor addition is reduced from 612 sf to 277 sf. The second story is reduced in area from 595 to 426 (26% reduction) The overall height is reduced and well within the 30-foot height limit.

The proposed FAR is 0.53 where 0.60 is allowed.

The one parking space on the lot appears to be the correct size, located in the garage, with one additional space on the street identified by SDMC 142.0520 – leads to SDMC142.0525.c.4

DISCUSSION 11/10/15

Michael Duddy spoke about the scale of the project – most of the homes in the neighborhood are a modest size – the character of the neighborhood is changing by the construction of the various larger homes: a canyon of two-story homes is being created along the street.

James Geyer described the previous design that had the second story prominently above the street. He noted that the second-story addition is now on a higher portion of the existing one-story house.

Pete Daley described the history of the project, the modifications to the project, and the various changes: there have been many changes to the design that are a betterment and an appropriate increase in the modest scale of the house.

Julie Hatch spoke about the parking problems: the garage is 9'-6" x 19'-0", which appears to be adequate. A discussion ensued about the character of the neighborhood, the scale of the proposed development, and the location of the proposed addition. Some members of the committee are concerned that the parking is inadequate and the use of the on street parking is a detriment: an alternative appears to be providing a parking space in the east side yard, but that would require a deviation to allow a second curb cut.

SUBCOMMITTEE MOTION : Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site 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 Drive.

(Benton / Will – 1-6-1) In Favor: Will Oppose: Collins, Costello, Leira, Mapes, Ragsdale, Welsh Abstain: Benton (Chair) Motion Fails

Please provide at the next presentation:

a. Consider a second parking space at the east side

b. Provide a study of the second floor as a scaled-down element using the roof and other scaling elements to give the impression that the first floor is a base for the composition and the second floor is a reduced lesser element.

On November 10, this matter is continued to a later meeting.

6. FINAL REVIEW 11/17/15 (Previously reviewed 11/10/15)

Project Name:	VISTA DEL MAR		
	6651-53 Vista del Mar	Permits:	CDP, SDP

Project #:	435996	DPM:	Edith Gutierrez, (619) 446-5147
Zone:	RM-1-1		egutierrez <u>@sandiego.gov</u>
		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.

7. FINAL REVIEW 11/17/15 (Previously reviewed 11/10/15)

Project Name:	Carley Residence CDP		
	7010 Fairway Road	Permits:	CDP, SDP
Project #:	437758	DPM:	
Zone:	RS-1-2		
		Applicant:	Marc Tarasuck
			619-262-0100

(Process 3) Coastal Development Permit to demolish existing single-family residence and construct new 4,342 sf single-family residence with 642 sf 2-car garage. The 0.48-acre site is located at 7010 Fairway Road in the RS-1-2 zone, Coastal Overlay Zone (Nonappealable), Parking Impact overlay zone, Geologic Hazard Area 22, within the La Jolla Community Plan area.

PRESENTATION 11/10/15 (Marc Tarasuck)

The project was presented. The project is entirely a one-story house, with 3 bedrooms and a den. The house is generally lower than the 14-foot ridge line of the existing house, with higher portions at a skylight above the Kitchen and a mechanical space in the attic.

The landscape plan was presented: the landscaped area exceeds 50% of the lot area. The existing eucalyptus trees will be removed, and some of the other trees will be relocated on the property. A site plan was presented which compared the footprint of the existing house to the proposed house. The materials were described: a soft white Santa Barbara finish, mahogany doors, and wood windows.

A single driveway provides access to two parking spaces.

The roof plan, photovoltaic array, and the rooftop equipment locations were reviewed.

DISCUSSION 11/10/15

A discussion ensued about the character of the neighborhood, the views of the property and the proposed house both from the street and from below. The scale of the proposed residence was compared to other existing houses in the neighborhood.

Please provide the following at the next Presentation:

- a. Roof plan with locations of photovoltaic equipment
- b. Articulate the color of the roof to correspond to the heights and massing of the roof areas
- c. Materials sample board
- d. Size and locations of outdoor HVAC equipment, with the enclosures, if any
- e. In the aerial photograph, insert the drawing of the proposed house.

On November 10 this matter is continued to a later meeting.

8. PRELIMINARY REVIEW 11/17/15

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

Project Name:	EADS DUPLEX CONDO		
	7363 Eads Avenue	Permits:	CDP, SDP
Project #:	414391	DPM:	Firouzeh Tirandazi, (619) 446-5325
Zone:	RM-1-1		ftirandazi <u>@sandiego.gov</u>

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Applicant: Chuck Orr 619-990-1943

(Process 3) Coastal Development Permit and Map Waiver to demolish an existing residence and construct two detached residential condominium units totaling 5,250 sq ft located at 7363 Eads Ave. The 0.160 acre site is in the RM-1-1 zone, Coastal (non-appealable) overlay zone within the La Jolla Community Plan area.

MEETING PROTOCOLS

- 1. The review of each project 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.