

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

**AGENDA FOR TUESDAY, SEPTEMBER 8, 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 18, 2015

**3. FINAL REVIEW 9/8/15 (PRELIMINARY REVIEW 8/18/15)**

Project Name: **801 Pearl Street - CONGER**  
Project #: 294307  
Zone: RM-1-1

Permits: CDP & TM  
DPM: John Fisher, (619) 446-5231  
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 District and another portion in the RM-1-1 Zone, within the La Jolla Community Plan, Coastal Overlay (non-appealable 2), Coastal Height Limit, Parking Impact Overlay Zone (Coastal), the Transit Area Overlay Zone, the Residential Tandem Parking Overlay.

**APPLICANT PRESENTATION 8/18/15 (James Alcorn)**

The Applicant presented the overall site conditions: the Pearl Street side is designated as the Front, the south side abutting the residential properties is designated as the Rear, and the Eads Avenue and alley sides are designated as the respective Street Sides. He presented the existing conditions of the properties on both sides, and the density, pattern of development, and the

The status of the reviews to date by the City staff were discussed: Landscape, Transportation noted that 32 spaces would be required, where 38 are provided. The traffic report indicates that there will be a net reduction in the number of trips to and from the site compared to the existing gas station use (288 less trips per day). The loading area is parallel to the alley, 14 feet wide, with turnout distance, for a total of 600 square feet.

The proposed development is no more than two stories in height. The Rear yard set back is increased to 16 feet, where it had previously been 8 feet. The elevations and sections were presented. The landscape plan was presented including the street trees and the site planting.

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](http://www.lajollacpa.org).  
For additional information please contact Paul from Alcorn & Benton Architects at [paul@alcornbenton.com](mailto:paul@alcornbenton.com) or 858-459-0805.

The pattern of development in the neighborhoods was discussed. The existing commercial properties along Pearl Street in this area range in FAR up to 2.0 and three stories, which is much greater than FAR of 1.12 and the two stories of this project. The residences on Eads Avenue range up to two stories, with many multifamily buildings, and range in FAR up to 0.61.

The sign program will be a separate application, and will likely be governed by the CC&Rs of the association as well.

## DISCUSSION

A discussion ensued about the proportion of the development (all 2 stories) and the potential uses in the commercial spaces. The number of units facing the Rear is more than would be provided if the property were not joined to the greater density of the PDO property.

The project increases the walkability of the area, with the elimination of several driveways is beneficial.

Constance Branscomb described the project as massive, with a comparison to other projects of this scale. A question arose regarding the locations of trash storage and moving vans. Parking in general is limited in this area, and the provision of additional parking in the project should be provided in the building, and remove parking demand from the street. No tandem parking is proposed.

Ed Comartin requested more information about the articulation of the exterior and ways to soften the appearance of the exterior. The articulation was discussed as a way to possibly subdivide the building into smaller masses. The grilles in the balcony rails will be terra cotta, with repeated elements such as awnings, window openings, and projecting balconies that provide interruption of the planes with shade and shadow.

Don Thompson requested that story poles be erected: these will not be provided.

Karen Moranville commented that the land is 2/3 commercial, and 1/3 residential: the commercial uses do not appear to be that inviting. The conversion of this commercial property to residential is eliminating the commercial opportunities in the La Jolla community. The landscaping was discussed: the neighbor to the south requests canopy trees instead of the Dwarf Italian Cypress proposed. Along the sidewalk fronting Eads Avenue, Aloe Vera and Natal Plum are proposed which could make it difficult for individuals to get access to cars parked along Eads Avenue. She requested that the materials submitted to the Committee be forwarded to the City staff reviewers.

Mark Fackler requested information regarding the current zoning of the site. The lot fronting Pearl Street is Zone 4, which permits one unit for each 1000 sf of lot; the remainder is RM-1-1 which permits one unit for each 3000 sf of lot. The project appears to be an encroachment of the intensity of development that is permitted along Pearl Street into the Eads neighborhood. This will changing the character of Eads, which is increasing in intensity of use. He stated support for the design presented.

Lesley Henegar described the pattern of development along Pearl Street, where the nearby properties were discussed, and some of these are three stories.

Dave Dilday requested information regarding the processing level of the project. Environmental reviews are not completed, and this presentation is a part of the review. He stated support for the design presented.

**SUBCOMMITTEE MOTION 8/18/15:** *The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.*

*(Collins / Will 3-3-0)*

*In Favor: Collins, Costello, Will*

*Oppose: Leira, Mapes, Welsh*

*Abstain: None*

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*Recused: Benton*

**Motion Fails for lack of a unanimous vote.**

Please provide for the next presentation:

- a. Provide alternative use of landscape and the form of the building to soften the appearance fronting Eads Avenue.
- b. Develop the planting further as described in the meeting.

On August 18, 2015, this matter was continued to a later meeting.

**4. PRELIMINARY REVIEW 9/8/15**

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

Project Name:	Su Casa	Permits:	Vacation Site & CDP
	6738 La Jolla Blvd	DPM:	Morris Dye
Project #:	420956		mdye@sandiego.gov
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 bldg, construct a 2-story 7,875 sq ft mixed use bldg, 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.



**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.

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