

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, OCTOBER 21, 2014
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. FINAL REVIEW (Previously presented 7/8/14, 7/15/14, and 9/9/14. Presented to the CPA 10/2/14: continued, with a request by the Applicant to return to the DPR with a proposal that is substantially changed.)

Project Name: **SACIDO RESIDENCE**

901 & 911 Skylark Drive

Permits: CDP, SDP

Project #: 349884

DPM: John S. Fisher, (619) 446-5231

Zone: RS-1-5

JSFisher@sandiego.gov

Applicant: Mark Farrington, (858) 675-9490

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and a guest quarters at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

Applicant proposes the following language: to process as part of a Coastal Development Permit (CDP) and Site Development Permit (SDP) the following: 1) a parcel map lot line adjustment between the two legal lots known as Lots 52 & 53, LA JOLLA MESA VISTA, Map No. 3650. 2) An approximately 700 square foot GUEST QUARTERS for Lot 53 (901 Skylark Drive) as defined by San Diego Municipal Code (SDMC) Section 141.0306. No food preparation facilities are proposed as part of the GUEST QUARTERS design per the Municipal Code. Applicant acknowledges a Deed Restriction shall be recorded with building permit issuance. 3) Proposed construction of retaining walls, ramps, staircases, landscape planting and irrigation, patio paving, pergola, raised planters for herbs, small water features including Koi pond, and (901 Skylark Drive only) a pool and spa with vanishing edge construction all as shown on various plan sheets. 10/07/14

APPLICANT PRESENTATION 07/08/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented as in Scope of Work. The applicant presented a ten page handout. Houses were remodeled with previous permits (not part of this project). DSD agrees that the slope is not natural, graded in 1959-1962? They plan for a stable slope and will prepare drainage for 100 year storm. Water will go to a catch basin. Mr. Sacido wants the site for his wedding, and does not have plans for other events.

DISCUSSION 07/08/14

About 7 neighbors and Architect Scott Spencer had considerable discussion about hillside drainage, drainage flow to downhill properties. The need for a drainage study and mitigation of water flow was expressed. Request was made to divert storm water to the City storm water system. Neighbors expressed concern about the non-

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permitted grading and clearing, and the subsequent Code Violations. There was a question about the need for more parking for the habitable companion units. There was concern about the possible future situation of the properties have separate owners since the conjoined landscaping, side yard entryway could not be easily separated.

Please Provide for FINAL REVIEW:

- a. Please provide an aerial photograph showing the surrounding properties. Use colors to mark existing and proposed property lines. Show how this will improve the applicant's property.
- b. Please provide a complete and detailed drainage plan. Please include your drainage study, Water Quality Technical Report and any other information related to storm water treatment.
- c. Please identify properties downhill that are, or could be, affected by storm drainage.
- d. Please provide the geotechnical report with addendum and Biological Reports.
- e. Please provide drawings for the companion units.
- f. Please provide SD Muni Code reference that the companion units do not require additional parking.

FINAL REVIEW 07/15/2014 (PREVIOUSLY REVIEWED 07/08/14)

APPLICANT PRESENTATION 07/15/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented, with responses to each of the items previously requested. The Water Quality Technical Report by Scott R. Lyle indicates the downhill storm water flow will be slightly less with the project's mitigations of collection and controlled percolation. Their goal is to treat and direct the downhill flow between houses. Currently overflow does go between houses downhill.

DISCUSSION 07/15/14

A discussion ensued with considerable amount of comments and questions by neighbors about the downhill stormwater flow, its mitigation, direction, and amount of flow. A neighbor's representative, Architect Scott Spencer, stated that there has been a history of storm drainage flow of water and mud on their property. The applicant suggested a second feature, downhill, where overflow would be collected in a gravel-filled ditch and again controlling percolation. The applicant stated that any storm water control plan would go with the property and title in perpetuity. Neighbor Bill Mitchell expressed concern that the properties might be rented out as party houses or vacation rentals. The Chair of the HOA Arch. Jury, Eileen Hyslop, stated the project disregarded and violated their DC&R process. DPR reminded Ms. Hyslop that HOA matters are outside DPR's review. Issues were raised by DPR about the Municipal Code requirements for Companion Units, 141.0302. The applicant wished to continue the review until a future meeting.

Please Provide for FINAL REVIEW:

- a. Please reconcile the requirements of SD Muni Code, Companion Units, 141.0302.
 - a. Record Owner agreement with City (approved by City Attorney) that Owner shall reside in either primary or companion unit. Agreement goes with Title. How is this possible with two separate lots? Will the owner actually live on either lot?
 - h. One off-street parking space required per bed room of companion unit. Min. one parking space per companion unit.
 - i. Off-street parking shall not be located in the area between the street wall and the front property line.
- b. References: Street Wall 113.0103, Determining Street Wall 113.0264, Determining Street Wall Line 113.0267.
- c. Please study having a secondary storm water mitigation furrow further down slope.
- d. Please meet with the HOA.

FINAL REVIEW 09/09/2014 (PREVIOUSLY REVIEWED 07/08/14 and 07/15/14)

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APPLICANT PRESENTATION 09/09/14: (Mark Farrington, John Krizan)

The proposed project was presented, with responses to each of the items previously requested. The street wall and the stormwater control methods were reviewed.

An email from Bart Sefton was presented that indicates that the Architectural Jury of the HOA has approved the project.

Landscape Architect John Krizan described the proposed improvements to the properties.

DISCUSSION 09/09/14

A discussion ensued about the methods of controlling stormwater flow. The companion units are less than 700 sf each. A discussion ensued about the possibility of vacation or additional rental properties.

The existing eucalyptus trees will be removed.

Bill Pierce, the president of the HOA, described the review process as it presently stands.

SUBCOMMITTEE MOTION 09/09/14: Findings CAN NOT be made for a Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, and a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site. This is based upon the findings that:

- a. The proposed project is not consistent with the neighborhood character,
- b. The habitable units and structure are inconsistent with the SDMC 141.0302,
- c. The project presents a street wall that is inconsistent with SDMC 113.0103, 113.0264, and 113.0267.
- d. The off street parking requirement is not met for these additional spaces that appear to serve as bedrooms.
- e. The record of agreement with the City Attorney limiting the use of the companion units was not presented.
- f. The boundary adjustment divides one larger open space and creates two smaller open spaces, which is inconsistent with recognized planning practice to consolidate and create larger and more coherent open space.

(Costello / Mapes 6-1-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Welsh

Oppose: Will

Abstain: Benton, as Chair

Motion Passes: Project is NOT recommended for approval.

FINAL REVIEW 10/14/2014 & 10/21/2014 (PREVIOUSLY REVIEWED by the CPA and MODIFIED DESIGN presented 10/14/2014)

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

On October 2, 2014, Applicant presented the project to the CPA and after discussion, requested that the project be amended and return to the DPR for further review. Applicant contacted the Chair of the DPR and requested to return to the DPR to present new information

At this meeting of the DPR October 14, 2014, Applicant will offer a Project that is modified, including to ELIMINATE the Guest Quarters on Lot 52 (911 Skylark Drive) and replace it with patio area. The stairway on Lot 52 adjacent to Lot 53 has been eliminated as a direct link from the main house level to the lower pathways shown.

SUBCOMMITTEE MOTION 10/14/14: Per Rule 37, this Committee finds that a substantial change to the design has been made, and wishes to reopen this matter for further review.

(Ragsdale / Benton 2-4-0)

In Favor: Ragsdale, Benton

Opposed: Collins, Costello, Mapes, Will

Abstain: none

MOTION FAILS

DISCUSSION

Mr. Costello recommended that a statistical analysis might be undertaken that demonstrates the distribution of similar development on properties in this neighborhood. Sarah represented that she would be able to present an exhibit that demonstrates the sizes of the various lots and the existing downslope development of the type proposed in this project.

The Applicant requested that this matter be continued to the meeting October 21, 2014.

To reconsider the matter, Rule 37: Majority vote required.

Upon deliberation if the previous motion is to be rescinded, Rule 35: a 2/3 vote will be needed.

3. FINAL REVIEW

Project Name: **MONARCH COTTAGES**

7630 Fay Avenue

Permits: CDP, SDP

Project #: 370400 (355003)

DPM: Laura Black, (619) 446-5245

Zone: LJPDO 3

LBlack@sandiego.gov

Applicant: Brian Longmore

858-603-9478

LA JOLLA SUSTAINABLE EXPEDITE PROGRAM (PROCESS 4) Coastal Development Permit/Site Development Permit to amend CDP 201667 & SDP 206622 (PTS 66961) and a Conditional Use Permit (CUP) for a proposed 26-unit Residential Care Facility, within an existing 2-story building located at 7630 Fay Ave. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones within the La Jolla Community Plan, Local Coastal Plan.

APPLICANT PRESENTATION 10/14/14: (John Haffner, Frank Haffner, Matt Peterson)

The proposed project was presented, with a description of the services to be provided, the nature of the residences and the residents. The project will include communal areas for recreation and dining, and outdoor spaces. This will seek certification as a Residential Care for the Elderly (RCFE), primarily for those with cognitive challenges. This facility will not provide medical care. A total of 26 guest units will be provided, ranging in size from 345 sf to 430 sf. The guest rooms are grouped around the common areas configured for socialization.

Mr. Peterson described the project advancement thus far, including the project has been presented to the La Jolla PDO, which raised some questions regarding the application of the deviations to this project. Mr. Peterson presented information reviewing the business types and the various occupancies of commercial spaces between Prospect and Nautilus Street, excluding the Shores. The required parking was reviewed, as were the design considerations of the building.

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Existing conditions of the PDO and LCP require that the residential uses comprise no more than the front 50% of the lot at ground floor (4 residential units are in this location and do not conform to this) and 75% of the street frontage is to be retail (there is presently a porte cohere that will remain, and the same residential units. Parking requirements are greatly reduced due to no need for cars by the residents: the minimum staff parking is 0.7 spaces per bed, leading to a requirement for 23 parking spaces, satisfied by 13 parking spaces on site, and the remaining 10 offsite at the Bank of America parking garage. The trash collection location was altered in response to a request by a neighbor across the alley.

A discussion ensued regarding the requirements and operation of this kind of facility, with the experiences of the residents and the way this kind of facility intends to meet the unique needs of the residents. The facility is a locked facility, achieved by a combination of staff observation and control of entrances. The ratio of personal assistants per resident is expected to be 8 at a minimum: additional staffing will be provided based upon the residents' needs. Up to 23 parking spaces are provided.

The project relies in part upon a Reasonable Accommodations Request, which led to the decision to approve the deviations under Process 1. The PDO discusses a "transitional" residential use on Fay, oriented toward the west.

The permit requirements are a CDP and SDP amendment to the existing Spa MD permits. No NUP is required.

Please provide for FINAL REVIEW:

- a. Provide information on the offsite parking agreement. Mr. Peterson stated that this agreement will run with the land of this application.
- b. Provide material and color samples of the exterior finishes being used.
- c. Provide information on the staffing report and requirements for this facility. Please provide additional information on the ways that this facility will provide for the access by the residents to the community resources.
- d. Provide information on the minimum distances between this facility and others.
- e. Please provide additional information on other facilities operated by this applicant.

The Applicant requests that this matter be continued to the next meeting October 21.

4. FINAL REVIEW

Project Name:	Limber CDP/SDP	Permits:	CDP, SDP
	303 Vista de la Playa	DPM:	Jeannette Temple 619-557-7908
Project #:	355828		jtemple@sandiego.gov
Zone:	RS-1-7	Applicant:	Andy Fotsch, Island Architects
			858-459-9291

LA JOLLA 10#24004366 Coastal Development Permit and Site Development Permit (Process 3) to remodel an existing single family residence with a 373 sq ft addition. garage addition of 121 sq ft, & second-story, 753 sq ft guest quarters above the garage at 303 Vista de la Playa. The 10,833 sq ft site is located in the RS-1-7 of the La Jolla Community Plan area & Coastal Overlay Zone (appealable).

APPLICANT PRESENTATION 10/14/14: (Hailey Duke, Andy Fotsch, Drex Patterson)

The proposed project was reviewed, with summaries of the areas of additions. The parking requirement is for a total of 2 parking spaces, located in the garage, with the potential for tandem parking in the driveway. The guest

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house will be limited in use to the same tenancy as the main house, documented by a declaration to City standards and recorded. The proposed development will result in an FAR of 0.53 where 0.54 is permitted.

The exterior finishes will be stucco, with metal window frames, and cable and stucco guards at the balcony railings. Some of the deck and terraces will be wood decking or stone.

Before a building permit is issued, the record Owner shall submit a signed Habitable Accessory Structure Agreement with the City, according to City form PSD-203.

Please provide for FINAL REVIEW:

- a. Provide material and color samples of the exterior finishes being used.

The Applicant requested that this matter be continued to the October 21 meeting.

5. PRELIMINARY REVIEW

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

Project Name:	Eads Ave CDP/TM	Permits:	TM, CDP
	7330 Eads Avenue	DPM:	Rene Mezo 619-446-5245
Project #:	378195		rmezo@sandiego.gov
Zone:	RM-1-1	Applicant:	Claude-Anthony Marengo
			858-459-3769

Tentative Parcel Map and Coastal Development Permit (Process 3) to create 2 condominium residential units in a duplex under construction located at 7330 Eads Ave. The 0.16 acre lot is located in the RM-1-1 zone of the La Jolla Community Plan Area and the Coastal Overlay Zone (Non Appealable).

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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.