

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, APRIL 17, 2012

LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 4 PM

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

2. FINAL REVIEW

Project Name: **KATES RESIDENCE**

1545 La Cumbre Drive

Project #: PO#266916

Permits: CDP + SDP

DPM: Sandra Teasley 619-446-5271
steasley@sandiego.gov

Zone: RS-1-2

Applicant: Jackie Temkin 619-446-5271

Scope of Work:

Kim Grant 619-269-3630
(Process 2) Coastal Development Permit to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site at 1545 La Cumbre Drive in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

APPLICANT PRESENTATION 4/10/12:

Provided a handout of the Project statistics. In the Muirlands area. 7,833 sq ft 2-story sf house, 22,894 sq ft lot, FAR allowed = .45, proposed = .34, lot coverage = 18% Keeping the majority of trees.

DISCUSSION 4/10/12:

Applicant in italics

The Relationship to surrounding houses when a 2-story goes into a 1-story neighborhood is that it immediately changes the profile. The house will be large, using 30 homes, the average FAR is only 0.18.

This 0.34 will change the area.

Area has a country look. 2-story will stand out. *We will retain the split rail fences and cobble stone. We are asking to keep the existing cobble stone gutters. There is a 9-10 ft parkway in front of property line that will be landscaped. Entry will be off Hartley, will change address to Hartley.*

Off street parking on Hartley for guests. Driveway gate swings in. Typically, when there is a driveway gate you need enough off street room (stacking area) for a car to wait for the gate to open.

City CIL roof and chimney projections addressed.

Michael Rollins: *curb to curb distance is 50 ft, traffic is very light, so no problem waiting in street.*

It would help the rural character if you provide sidewalks.

Environmental, archeological monitoring required. Discussed Paleontological, geological recon.

Mrs. Kates contacted neighbors, no problems identified. Will keep trees.

Chimneys of wood burning fire place needs to be 2 ft higher than a roof within 10 ft.

Please provide for FINAL REVIEW:

- a. Please return to allow neighbors a second opportunity to attend a DPR Review.
- b. Please consider a low-key footpath type trail along Hartley.
- c. Please check wood burning chimney heights and SD Muni Code, re chimney heights – roof proximity (ie 2ft > roof within 10ft, and Prop D height?).
- d. Please show the front set back of neighbor, West side, in relationship to your Project.
- e. Please provide a drawing to compare building heights, setbacks, of neighbor's houses to proposed house.

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 insure availability.

3. PRELIMINARY REVIEW

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

Project Name: **BENSON RESIDENCE**

5970 Camino De La Costa

Permits: CDP + SDP

Project #: PO#232790

DPM: Sandra Teasley 619-446-5271

steasley@sandiego.gov

Zone: RS-1-5

Applicant: Mark T. House 619-557-0575

Scope of Work:

Scott Huntsman

(Process 3) Coastal Development Permit and Site Development Permit to construct additions to an existing single family residence located at 5970 Camino De La Costa in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area.

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 insure availability.

Please contact alexis@alcornbenton.com or at 858-459-0805 with questions or comments.