

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

Meeting Agenda – March 8, 2016 – 4:00 pm  
La Jolla Recreation Center – 615 Prospect Street, Room 1  
La Jolla, California

**1. NON-AGENDA PUBLIC COMMENT**

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

**2. APPROVAL OF MEETING MINUTES**

Meeting February 16, 2016

**3. FINAL REVIEW 3/9/16** (*Courtesy presentation 1/19/16 and Preliminary Review 2/16/16*)

Project Name:	<b>Zephyr Residence</b>	Permits:	CDP & SDP
	921 Muirlands Drive	DPM:	Mike Westlake (619) 446-5220
Project #:	459676		<a href="mailto:mwestlake@sandiego.gov">mwestlake@sandiego.gov</a>
Zone:	RS-1-2	Applicant:	Mike Lake

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

**APPLICANT PRESENTATION 1/19/16:** (Mike Lake, Mandy Miller, and Doug McNeff)

The project was introduced. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. A brief discussion ensued about the character of the neighborhood and the proposed design. The maximum height at the ridge is 28' - 4"; other elements will project close to or appear to exceed the 30-foot height limit.

The existing improvements on the site were discussed, and the relation to the proposed development. The change in grade at the site will not exceed 3 feet.

A stormwater detention basin will be provided at the southwesterly portion of the site. The larger existing shrubbery, principally bougainvillea, fronting Muirlands Drive will be retained. Some of the larger trees on the site, which are pines, will be retained. The landscape concept was reviewed.

**DISCUSSION 1/19/16**

The proposed design was reviewed, and information about the site and the landscaping were discussed.

*Please provide for the next presentation:*

- a. A more detailed design of the proposed stormwater detention basin, with a landscape treatment.
- b. Provide cross sections through the road across the property, extending from the street to the property line.
- c. Provide a cross section through the entire property, through the stormwater detention basin, parallel to the southerly property line.
- d. Provide a photographic simulation of the proposed house in the view from Muirlands Drive.
- e. Provide a materials sample board.

**APPLICANT PRESENTATION 2/16/16:** (Mike Lake and Mandy Miller)

The project was reviewed, with the additional exhibits and information requested. A materials sample board was presented, with a sample of the coping tile for the swimming pool.

The stormwater retention basin was reviewed, in relation to the proposed landscaping.

**DISCUSSION 2/16/16**

A discussion ensued about the placement of the house on the existing site, and the relationship to the views from the street. The proposed design with the gambrel roof, and the massing shown in the roof plan were discussed.

The relation of the proposed design to the street, including the proportion of the residence, and the landscaping at all sides, were discussed.

Please provide at the next presentation:

- a. An exhibit showing the relationship to the neighbors to the east and northeast. Extend the site sections to include the house to the north and the east, extending to the street where it fronts.
- b. Please provide photos of the existing view before the proposed house is placed there.
- c. Please provide photos of the houses on both sides of the street, extending at least 3 homes in both directions.

This matter is continued February 16 to a later meeting.

**4. PRELIMINARY REVIEW 3/8/16**

Project Name:	<b>311 Sea Ridge Drive</b>	Permits:	CDP & SDP
Project #:	451591	DPM:	William Zounes (619) 687-5942
Zone:	RS-1-7		<a href="mailto:wzounes@sanidiego.gov">wzounes@sanidiego.gov</a>
		Applicant:	Elizabeth Carmichael

Demolish an existing single dwelling unit and construct a 8,968 square-foot single dwelling unit. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.17-acre site is located within: the Coastal Overlay Zone (Appealable); Sensitive Coastal (CB - First Public Roadway - Appealable); and Coastal Height Limitation Overlay Zones; Sensitive and Potentially Sensitive Vegetation/Environmentally Sensitive Lands (ESL); Floodway - FP100; Parking Impact (Coastal and Beach); Residential Tandem Parking; and Transit Area Overlay Zones. The project is in the RS-1-7 zone of the La Jolla Community Plan. *Sustainable Buildings Expedite Program*

