

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Agenda – April 19, 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 April 12, 2016

3. FINAL REVIEW 4/19/16 (*Previously reviewed 4/12/16*)

Project Name:	Moran Residence	Permits:	CDP & SDP
	7348 Vista del Mar Avenue		
Project No:	449414	DPM:	Gaetano Martedi (619) 446-5329
Zone:	RS-1-7	Applicant:	Claude-Anthony Marengo

A Process 3 Coastal Development Permit and Site Development Permit to construct an addition and interior remodel at an existing single dwelling unit totaling 12,344 square feet. The 0.42-acre site is located with the Coastal Overlay Zone (appealable) at 7348 Vista Del Mar Avenue within the RS-1-7 zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION 4/12/16: (Claude-Anthony Marengo)

The proposed project was presented, with exhibits that show the proposed project. The existing residence is to be largely retained, with additions at the Basement, First Floor, and Second Floor.

The side yard setback to the south is roughly 14 feet where a minimum of 9 feet is required. This will create the required view corridor will be at the south side of the house, at the setback. The existing garage that is approached from Vista del Mar will be retained. The basement area will be excavated under the existing house. The project will include second floor additions to various portions of the second floor of the house and the accessory structure. The landscape plan is provided. There are few changes to the gardens principally facing Vista del Mar, consisting of changes to the garden walls and a swimming pool.

DISCUSSION 4/12/16

A discussion ensued about the character of the neighborhood, the affected neighbors, and the scale of the proposed additions.

The neighbors have been contacted to review the project.

Please provide at the next presentation:

- a. Provide a colored exhibit showing the existing and proposed areas of the new structure, both in plan and elevation.
- b. Provide the development statistics in a handout
- c. Present materials samples
- d. Provide an updated stormwater drainage plan
- e. Provide a view from the street and from the beach
- f. Provide a copy of the geotechnical report.

This project is continued April 12 to a later meeting.

4. FINAL REVIEW 4/19/16 3/8/16 RETURNED TO DPR BY CPA at their April 7, 2016 meeting.
(Courtesy presentation 1/19/16, Preliminary Review 2/16/16, and Final Review 3/8/16) RETURNED TO DPR BY CPA at their April 7, 2016 meeting.

Project Name:	Zephyr Residence	Permits:	CDP & SDP
	921 Muirlands Drive	DPM:	Mike Westlake (619) 446-5220
Project #:	459676		mwestlake@sandiego.gov
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.

APPLICANT PRESENTATION 3/8/16: (Mike Lake and Mandy Miller)

The requested materials and information were presented and reviewed. The photographs of the neighborhood context were presented with the rendering of the proposed house included.

The site sections were presented, showing the relationship of the proposed residence and the site alteration for the stormwater retention basin in relation to the adjacent properties and the road.

DISCUSSION 3/8/16

Matthew Welsh and others noted that the proposed design is sensitively and appropriately placed on the site, with good setbacks, and appropriate location of the stormwater retention basin.

Mr. Ragsdale noted that the use of materials was appropriate for the exterior finishes; and agrees that the site plan is well-placed and appropriate. Mr. Will noted that the style of the house is well-done and considerate of the neighbors.

Ms. Leira noted that the house has captured the spirit of the Muirlands, with a good rendering of the styles that have been historically found in the area.

