

Project Review Committee MONTHLY MEETING, January 10, 2018

Del Mar Hills Academy, 14085 Mango Drive, Del Mar, CA 92014

BOARD MEMBERS: Dennis Ridz, Chair; Dee Rich, Vice Chair; Wayne Cox, Recording Secretary; Dan Jensvold; Brad Remy; Sheryl Adams; and Adam Gavanther (Member Nominee).

CALL TO ORDER: 7:00 P.M.

NON-AGENDA ITEMS: None

INTRODUCTIONS:

1. Justine Turner, from City Council Pro-Tem Barbara Bry's District One office.

PUBLIC COMMENT: None

INFORMATION ITEMS:

1. **Patrick Residence @ 12963 Via Latina (DSD Project #616608).** Presentation by Drew Hubbell, Hubbell and Hubbell, Architects: Kevin Patrick, the applicant, is a 30 year resident; lot is the result of a former lot split; project represents a twenty eight percent lot coverage; much of lot is a sandstone bluff; lot has been previously disturbed; project will disturb 9% of the 9,100 sq. ft. hillside; this footprint preserves six, and eliminates two, existing torrey pines trees.

Question (Q): Erosion? Response (R): There is a collection basin in the basement. No additional provisions have been made at the base of the sandstone bluff. The neighbor to the N., not this property, is the one who is experiencing the erosion that is delivering sand to the driveway.

Q: Setbacks? R: Previous architect showed the setback as 20', but new City guidelines would compute it to be 4'. Deck is 15' from property line to the N.

Q: Is there a shared driveway with the existing residence? R: No.

Q: How much of the bluff will be disturbed? R: Total impact will be a 30' long retaining wall.

Q: Why is the flat part of the lot not being used, which would bring the structure away from the bluff and allow the garage to be more accessible? R: This orientation was selected out of concern for the views of the neighboring house.

Q: Will any remaining trees be trimmed? R: One (at deck).

Q: A central basin won't address all of the lot runoff. R: Better information about this will be provided at the next presentation.

Q: Should the owner consider adjustments to the existing lot split boundaries? R: Will discuss this possibility with the property owner.

Q: Has anyone met with the State Parks Department regarding their runoff to the driveway at this site? R: No. Had instead discussed the issue with the City's Parks and Rec. Department, by mistake.

2. **Novakovic Residence @ 2288 Via Aprilia (DSD Project #609169).** Presentation by Tom Love, Love Engineering: Demolish portion of 1,014 SF single family residence, converting it to a second unit. Construct 3,846 SF modular primary residence and covered driveway, at rear of property. Demolish existing garage and construct 500 SF carport. Project requires Coastal Development Permit.

Q: Is this a three story project, that only claims the square footage of the upper two levels?

There are two bathrooms in the lower level, but the adjacent area is claimed to be "storage," not bedrooms. There is a similar concern about the elimination of the garage, but inclusion of a 500 SF carport. R: This does not qualify as three levels according to City Code.

Q: Does this exceed the 35' height limitation? R: The top of the neighboring residence is at the same height as this will be.

Q: Why are you considering a modular home? R: Neighbor to W. asked the applicant to minimize construction noise, it addresses sustainability issues, and it is a greener option. Some of the existing home is being retained for aesthetic considerations from the street view.

Q: Wouldn't a site plan, including elevations and shadow relief (like the previous presenters), have shown the concept more favorably? As it stands, the modular home looks out of place. R: Why is there this level of negative feedback? Admittedly, the rendering as presented, doesn't do the project justice.

ACTION ITEMS:

1. The Chair announced that Adam Gevanthor will be a candidate to the PRC board. He will need approval by the full Board at their next meeting. Adam will be a public member, lives in the Terrace subarea, is a former TPCPB Board member, and has experience in the development of the Carmel Valley Master Plan.

2. **12960 Via Esperia (DSD Project #)**. Presentation (2nd) by Rodrigo Villalen and Andy Crocker. AIA. A Cycle 2 Review for a Murray Weber spec house.

Q: Why include a carport instead of a garage? We have seen too many of these converted to garage or bedroom space once the project is built. R: Will include a stipulation against conversion as an enforceable covenant. Code Enforcement has real teeth in these covenants.

Motion to approve for presentation at the next TPCPB (Rich/Adams): 5-1-0.

3. **14284 Mango Dr, Companion Unit (DSD Project #612776)**. Presented by applicant, Mitchell Jordan: 1,190 SF, 1 BR, two story. Cycle 2 application, a few engineering issues remain with DSD (Glenn Target). The main house is 2,040 SF and belongs to his mother. No neighbors appeared. The neighbor to S. has 2 stories and has no complaints with this project. Mother and wife appeared and supported the project. Orientation is for the site line to look at the cliff at the rear of the yard. Parking is three spaces at the front yard that serve both the main house and the companion unit. Originally, Pardee sold these as 1,100 SF. Their HOA was abandoned years ago. Zoning is R6, which can have granny flats/companion units (less than 50% of the SF of the main house and separated from the main house) or second units (under 500 SF and attached to the main house).

Motion to approve for presentation to the TPCPB (Jensvold/Remy): 5-0-1.

4. **13486 Mango Dr. Companion Unit (DSD Project #)**. Presented by applicant, Andy Friedl: 700 SF, 1 BR, single story. There is an existing 3 car garage. No neighbors appeared.

Motion to approve for presentation at the next TPCPB meeting (Adams/Remy): 6-0-0.

ADJOURNMENT: 9:10.