

APPLICANT PRESENTATION 3/13/12:

Applicant response in italics.

New house has a main level and basement as opposed to 2-stories. Applicant will remove some illegal development in the open space and repair the ground surface. Allowed Far = 0.47, proposed = 0.383. 32 % lot coverage. Height will be 6" lower than existing house. Total sq ft 7,380 sq ft. Area underground: 3,700 sq ft inhabitable, 600 sq ft mechanical.

Merten: Is this a roof eave or terrace? How does the terrace and overhang look in elevation? We need a section.

What is the setback? What does this look like in elevation and section?

Thorsen: Where the pool is there is an easement, what about the AT&T easement? *It is an old easement, not currently used. We will get a letter or permit to vacate.*

Thorsen: This home seems large, how does it compare to the surrounding houses? *Larger than what is there. Same finish floor elevation, same roof height. Not out of scale with other houses. Larger foot print. 32% lot coverage.* What is below? What is the view from below?

Merten: How do you calculate the sideyard setback of this irregular shaped lot?

50 ft into the lot, width of 101 ft .8% => 13'9" ft / 2 => 8'9" 3/8 and 5 ft (minimum of 4 ft).

PUBLIC COMMENT 3/13/12:

Evelyn Heidelberg, Attorney: Representing Mrs. Akers. Issues with Com. Plan and Muni Code compliance, CC&R issues too.

1. Out of scale with surrounding residential development.

FAR study = 7,384 sq ft / 17,698 sq ft = 0.44

Com. Plan calls for consideration of prior development.

2. Visual Resources aspect is next to a park, Soledad Open Space Park (SOSP). Raises VR issues. View from Folsom Dr. Proposed development will be demonstrably larger, stick out in away the existing structure does not. Com. Plan, next to a Park, requires reducing perceived Bulk & Scale, by reducing façade and, use of materials that blend with landscape.

Tony Crisafi, AIA: Representing Mrs. Akers. Has been asked to review plans and ask questions. There are CC&R issues that should first go to the HOA. HOA is active and Mr. Crisafi will go to them for resolution of CC&R issues. There were projects which came thru here recently where the pool and terraces were considered structures because they were lifted out of the ground. They were attached to the house and whether the Prop D datum would be behind the pool instead of located on the site as here. As well as the retaining walls. A question for the Applicant is the 10 ft sideyard setback and the 20 ft rear yard setbacks on actually on Engineering drawings and are required setbacks or private CC&R setbacks. And how the structure would comply with that?

CC&Rs restrict basement construction. Because of lack of knowledge of soil instability. Concerned about amount of excavation. When Arkers did their remodel they had to monitor effects to neighbors walls.

Needs to make sure City does their due diligence in reviewing soils report. Then HOA can decide if this complies with the to CC&R.

Akers are on North, are concerned about visual aspects, ie the public view of the ridgeline from the parkland. Ie Folsom Dr.

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2. Terraces – etc FAR, and Prop D, we should use same calc method

Miles Cooper: *terrace is part of the house, part in back is part of the lot, not the house. About retaining walls, the Fire Dept requires 5 ft or greater, perimeter firewalls bordering open space. There are two walls, the 5.5 ft fire wall, and 4 ft wall.*

Thorsen: Significant issues are with the Com. Plan. Com. Plan lists Soledad Park. Can spill-over from the vanishing pool run down the slope? What about the AT&T easement? **Cooper:** *spill-over collects in a trough, then there is a yard drain to collect excess this goes to planters. The AT&T easement is on their private*

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 the LJ DPR Committee coordinator at alexisknepp@sbcglobal.net or at 858-459-0805 with questions or comments.

property, but they are not using the easement (in 40-50yr). AT&T will be asked to vacate.

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Visual Resources. There is concern, from Com.Plan about Soledad Open Space Park, that the structure does stand out more than any other. Whether the ocean is seen or not.

Liera: Can you show what species of plants, sizes, and location called out on the plans that will show how the views will be not just be maintained but enhanced as well. **Cooper:** *We can add more details and points to sheets. Top of wall and finish grade is on existing sheets. Trying to mitigate effect of large walls. Pool is higher than walls.*

Please provide for FINAL REVIEW:

- a. Identify pool wall vs retaining wall, problem with height down slope elevation. Identify Code Sections, make corrections, if needed.
- b. Meet with neighbors
- c. Create an exhibit showing and comparing how other houses in the neighborhood encroach into the views (re Com. Plan).
- d. An analysis /study of sideyard to East as it makes a narrow corridor, gets much closer to the other existing house. What will happen to walkway relative to landscaping?
- e. Provide a view straight down the property line showing the “terrace and eave overhang”.
- f. Provide a section perpendicular to property line at terrace and overhang.
- g. Provide a streetscape scene to show that structure is compatible with the other homes on that part of street.
 - h. At egress stair case – retaining wall , identify Code Section, make corrections if needed.

4. PRELIMINARY REVIEW

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

Project Name:	CONTRERAS RESIDENCE	Permits:	CDP + SDP
	9554 La Jolla Farms Road	DPM:	Michelle Sokolowski 619-446-5278
Project #:	PO#268481		msokolowski@sandiego.gov
Zone:	RS-1-2	Applicant:	Mark Lyon 858-459-1171
Scope of Work:			

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking.

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