

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, NOVEMBER 15, 2011
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 (Previously reviewed 11/8/11)

Project Name: **ENCORE TRUST RESIDENCE**

9872 La Jolla Farms Road

Permits: CDP & SDP

Project #: PO#237107

DPM: Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone: RS-1-2

Applicant: Julia Metcalf

858-945-8486

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit to construct a 21,592 SF single family residence and 2,149 SF guest quarters on a vacant 1.52 acre site at 9872 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. Council District 1. Notice Cards=1

APPLICANT PRESENTATION 11/8/11:

Applicant distributed a 96-page booklet, describing the Project, to all Committee Members and a few to the public. This is a Coastal Development Permit Amendment, which is just the same as a new CDP. The site was previously the Box Canyon Ranch, demolished in 2005, lot split into Parcels 1 & 2. Parcel 1 (to South) has CDP, is currently under construction. Parcel 2 previously approved for CDP, with FAR .20, 13,456 SF, as "Isakow". There is a 15ft View Corridor, thru the center of the property, aligned with Black Gold Rd. The beach access, surfer's trail, will be preserved. There is a "Building Restricted Easement". Statement about neighbors. We have spoken to all the neighbors. They do not necessarily agree with the project. There is a meeting tomorrow.

DISCUSSION 11/8/11:

Applicant response in italics.

Allowed FAR = .45, proposed FAR = .36 23,600 SF GFA, Building Restricted Easement reduced lot

Benton: View from street? *Shown, story poles are there too.*

Costello: Looking at N-1, what % of lot area is the "Building Restricted Easement"? *Close to 1/2 or .72 acre BRE is non-build-able.*

Kane: Is this a spec house? *No, a family will live there.*

Tony Crisafi (representing neighbors): These neighbors have been thru a number of CDPs before, but this time they are concerned about Bulk & Scale. Distributed a seven page handout with six requested action items and provided detail for each request:

1. request DSD to clarify correct process for current proposed design.
2. request applicant to produce public view study from Blackgold and LJ Farms Rd.
3. request applicant to provide public view study from city open space & park.
4. request applicant to comply with visual corridor requirement at south property line and to complement the dedicated view corridor along the property line of 9862 LJ Farms Rd.
5. request applicant to comply with LDC gross floor area calculation requirements.
6. request applicant to comply with building envelope especially at bedrooms along South side yard setback line and entry at front setback line.

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.

Evelyn Heidelberg, Attorney: FARs out of scale. References LJ Com. Plan, page 81 Residential Land Use, Goals, Maintain the character of LJ residential areas by ensuring that redevelopment occurs in a manner that protects natural features, preserves existing streetscape themes and allows a harmonious visual relationship to exist between the bulk & scale of new and older structures. pg 82 maintain character of Bulk & Scale in infill development to existing single dwelling units, pg 84 Community Character, avoid extreme Changes., pg 84 Dev Near Coastal Bluffs, prevent walled off appearance between streets and ocean..

Laura Wheeler: How close is the trail to the guesthouse? How big the screening? *Trail outlined.*

Michael Bruser: Not concerned about the house to be built, per se, but the Bulk & Scale, does not fit into Community. It's a precious piece of property. We will lose the last open vista, house too big.

Susan Mooris: Her house is 7,000 sq ft home on a 2-acre lot, FAR = .1, she "could" build 80,000 SF house.

Doesn't mean one "should". Encore will be out of character, over shadow every thing else in area, block views, out of Bulk & Scale, like a "Home Depot".

Benton: **Recommend the Applicant provide a summery FAR, lot size, Build able lot area. For next time.**

Rob Whittemore: Story poles are up, DPR Members should see them.

Mrs. Bruser: This is the last most magnificent view, and it will be obliterated.

Crisafi: Discussed public views in the area

Hayes: Do you have the Isakow packet? How does this compare in height to Isakow? *It is 6 inches higher.* Can you superimpose what was approved and proposed?

Kyla DuPont: What will the relationship be Torrey Pine be to the guesthouse? *It is next to it, will hang over guesthouse.*

3. FINAL REVIEW (Previously reviewed 10/11/11)

Project name: **Proposed Removal of Trees Obstructing a Designated View Corridor**
Public right of way on north side of Prospect Place at the foot of Park Row

Applicant: Mark Evans 858-454-6527

Scope of Work: Permit to remove trees on public land to restore a currently obstructed public view corridor designated in the Community Plan.

APPLICANT PRESENTATION 10/11/11:

Applicant passed out a handout with photographs, pages from the LJ Community Plan and a City tree removal application. LJCP identifies this as a View Corridor. Wants trees removed. City Forrester recommends five trees be removed, may be done at City expense, but likely will be done at Park Row residents expense. Parks & Beaches endorses removal of trees.

DISCUSSION 10/11/11:

Applicant response in italics.

Hayes: What is existing ground cover? *Not much, but not specifically known.* We need something for erosion control.

Costello: Like some native coastal shrub?

Liera: Who is supposed to maintain the trees? *The City but, maintenance has been inconsistent. Residents may need to take over.*

Merten: Community Plan says pruning should be 3 ft to 8 ft.

Unknown: That doesn't allow much View Corridor.

DuCharme: Call Glenn Gargas for advise and inquire about any needed permits. 619-446-5142

ggargas@sandiego.gov

Costello: Also call Dan Daneri, City Parks & Rec about trees on City Park land. ddaneri@sandiego.gov

DuCharme: Shall we have an unofficial straw poll to see how we feel about this?

a) Remove trees and provide erosion control (one option, ground cover)?

Collins, DuCharme, Costello, Hayes, Thorsen

b) prune within 3 ft to 8 ft limits.

Liera, Merten

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4. FINAL REVIEW (Previously reviewed 11/8/11)

Project Name: **STEDMAN RESIDENCE**
 9030 La Jolla Shores Lane Permits: CPD & SDP
 Project #: 253561 DPM: Jeanette Temple 619-557-7908
 jtemple@sandiego.gov
 Zone: RS-1-1 & RS-1-4 Applicant: Brandon Ebel 619-398-7518
 Guy West 619-293-7640

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 14,800 SF single family residence and guest quarters on a 1.61 acres site at 9030 La Jolla Shores Lane in the RS-1-1 & RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking. Council District 1

APPLICANT PRESENTATION 11/8/11:

Presented a materials board with stone to match sand and bluffs. Presented card board model of project. Project house is basically below street level. Roof will be matte finished Titanium. Geological Tech report: did a slope stability analysis, has done coring to 80 ft, will observe the 40 ft bluff setback, there will be a 5 ft safety barrier to prevent people falling down bluff (~ 240 ft down to beach). By driveway, 3 garage doors, stairwell, elevator shaft.

DISCUSSION 11/8/11:*Applicant response in italics.*

DuCharme: Will Titanium roof be raised seams or what type pattern? *Several possibilities*

Hayes: Will there be roof vents? *Not located yet*

Hayes: Does the roof overhang into the sideyard setback? Provide a section next time.

DuCharme: What are floor to ceiling heights? *About 13.5 ft*

Ann: What about landscaping? There are a lot of non-native plants. The driveway is very unattractive, can you replant? Will the Torrey pine be removed? *Existing landscaping will be removed (mostly non-native), will replant the driveway. Replanting with native plants.*

Andrew Thompson: Will the access trail to the North remain open? *Yes*

Jim Fitzgerald: What about storm water drainage? *It will be collected and pumped to the street.*

Cindy Bond: What percentage of the 1.61-acre lot is flat or build able? *< 1/2 or 40%*

Hayes: 14,800 SF includes the guest quarters? *The FAR of .35 was changed by the City to .45*

Kane: Can you explain more about the reflective qualities of the glass? *A high performance laminate double thickness, glass with solar exposure will be recessed way back of the overhangs so there shouldn't be reflections.*

Thorsen: Can this be seen from beach? *Not much because of height, one needs to be way up the beach.*

Merten: Structures need to be separated by > 6 ft. Your South side looks like it is all tied together, if so, you need to correct.

Merten: Property without alley access must have at least one driveway access to the street. **Currently non-conforming, we are making a compliant driveway thru here.**

DuCharme: Is the front greenscape >60%? *Yes* What is the railing on the South?

Unknown: What is your square footage? *Main house 12,600SF, 3 bedrooms, original plan had "guest bedrooms" which were mistaken for "quest quarters", but are contiguous with the inside. 1,250 SF guesthouse.*

Collins: Will the Ti roof be reflective? *We will continue to study, it is metal, but with a matte finish.*

Costello: You likely did the steep slope percentage of lot and FAR calc with the City, can you provide to us? *Yes*

Please provide for FINAL REVIEW:

- a.** Provide detailed calculations; lot sq ft, steep slope reduction of lot sq ft, FAR, roof overhangs, phantom floors, etc.
- b.** Clarify Titanium roof patterns, if not raised seams what, provide eave detail what is vertical surface.
- c.** Provide a section(s) along both property lines, closest approach to perpendicular to property line, illustrate relationship of roof overhang, and sideyards setbacks.
- d.** Provide railing detail at South East corner.
- e.** Verify that structures, pool house & main house, are separated > 6 ft
- f.** Compare existing to proposed footprints
- g.** Will the side yard Torrey Pines be allowed by City? If not, what will replace?
- h.** Provide a landscaping plan, include intention for driveway landscaping.
- i.** House and Ti roof will be down low, do study or survey of surrounding houses to determine if reflection will be a problem.

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