

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, AUGUST 12, 2014
LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 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 07/15/2014)

Project Name:	ZAVARO RESIDENCE	Permits:	CDP, SDP, Variance
	1994 Via Casa Alta	DPM:	Laura Black, (619) 236-6327
Project #:	327381		Lblack@sandiego.gov
Zone:	RS-1-1	Applicant:	Sasha Varone, (619) 231.9905

Scope of Work:

(Process 3) CDP and SDP for construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa, on a vacant 22,291 square foot lot located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The project shall be consistent with council policy 600-27. The project has a sustainability goal of Leadership in Energy and Environmental Design (LEED) Platinum Certification.

APPLICANT PRESENTATION 07/15/14: (Sasha Varone, Richardo Torres)

The proposed project was presented. The Via Casa Alta lot is on a steep hillside and in a Multiple Habitat Planning Area. The Neighborhood is composed of large homes (average 7,800 sq. ft.), proposed home is 4,843 sq. ft. To reduce the house to encroachment into the slope, a variance for a 3 ft. front setback is considered. Will develop 23% of lot. Side yard setbacks 7 ft. & 14 ft. 3 story house. 3 parking spaces, plus 2 on street, 23 ft. driveway has space to park 2 more. Drainage diverted to street. Will restore any Coastal Sage Shrub disturbed.

DISCUSSION 07/15/14

Discussion centered on constraints on using the steep slope and having a house of the size that matched the neighborhood.

Please Provide for FINAL REVIEW:

- Update on the environmental documents.
- The time interval will be used to allow DPR Members to visit site.

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 ensure availability.

The agenda and meeting minutes are available online at www.lajollacpa.org.
For additional information please contact Paul from Alcorn & Benton Architects at paul@alcornbenton.com or 858-459-0805.

3. PRELIMINARY REVIEW (PREVIOUS COURTESY REVIEW 07/15/2014)

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

Project Name: **SERROS RESIDENCE ADDITION CDP**
335 Dunemere Drive
Project #: 363058
Zone: RS-1-7
Permits: CDP
DPM: Glen Gargas, (619) 446-5142
ggargas@sandiego.gov
Applicant: Stephen Magerkurth, (619)665-3999

Scope of Work:

(Process 3) Coastal Development Permit to add 79 sq ft addition at the 1st floor & new 647 sq ft 2nd floor addition with 2 decks (totaling 100 sq ft) to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable) in the La Jolla community Plan.

APPLICANT PRESENTATION 07/15/14: (Ron Despojado)

The project was presented as per the scope. Applicant believes that views will not be blocked. Small addition to total FAR, 0.57, where 0.60 is allowed. Historical report will be needed.

DISCUSSION 07/15/14

Sec. of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ CP.)

Please Provide for PRELIMINARY REVIEW:

- a. Please consider modifying design so as not to interfere with the view from the street.
- b. DPR Members should visit site.

4. PRELIMINARY REVIEW

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

Project Name: **MIDWAY BLUFF STABILIZATION**
Calumet Ave. & Midway Street
Project #: 363058
Zone: RS-1-7
Permits: CDP
DPM: Helene Deisher, (619) 446-5245
HDeisher@sandiego.gov
Applicant: George Freiha, (619)553-7449

Scope of Work:

(Process CIP-2-Staff Decision) Coastal Development and Site Development Permit to perform bluff stabilization. Work will include a new retaining wall, replacement of an existing fence, existing concrete and seating area with new decomposed granite, ADA compliant path of travel, new bench, new drought tolerant and native landscaping, new ADA ramps at the corner of Calumet Avenue and Midway Street, at the western terminus of Midway Street just west of Calumet Avenue within the La Jolla Community Plan area.

5. PRELIMINARY REVIEW

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

Project Name: **GEORGE'S AT THE COVE CDP**
1250 Prospect Street
Project #: 362807
Zone: PDO 1A
Permits: CDP
DPM: John Fisher, (619) 446-5245
JSFisher@sandiego.gov
Applicant: Steve Miles, (619)230-0325x4236

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Scope of Work:

(Process 3) Coastal Development Permit to increase a roof dining terrace by 550 square feet by converting other roof area to dining terrace at 1250 Prospect Street located in the La Jolla Planned District-1A zone of the La Jolla Community Plan area and Coastal (appealable and non-appealable) Overlay Zone.

6. COURTESY REVIEW

Note: Courtesy Reviews do not receive a vote.

Project Name: **BUCKINGHAM RESIDENCE CDP**

1545 Buckingham Drive

Permits: CDP

Project #: 374367

DPM: Jeff Peterson, 619-446-5237

Zone: RS-1-1

JAPeterson@sanidiego.gov

Applicant: Kim Grant, 619.269.3630

Scope of Work:

(Process 2) *SUSTAINABLE BLDG EXPEDITE PROGRAM* Coastal Development Permit to demolish an existing single family residence and construct a 13,838 single family residence with a companion unit and accessory structures at 1545 Buckingham Drive. The 39,558 sq. ft. lot is located in the RS-1-1 zone of the La Jolla Community Plan area and Coastal (Non-appealable) Overlay Zone.

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