

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, SEPTEMBER 9, 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. PRELIMINARY REVIEW

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

Project Name: La Jolla Country Club Pump Station and Reservoir
Project #: 327584
Zone: City
Permits: CDP, SDP
DPM: Angela Nazareno 619-446-5277
anazareno@sandiego.gov
Applicant: Darren Genova 619-533-4659

WBS No. B-11024.02.06, SDP CDP Process- CIP-2 to construct a new 0.88 million gallon concrete reservoir almost entirely within the existing footprint of the existing reservoir bottom and overflow elevations. Replacement of pump station and 3 new pumps will be installed along with a pressure valve, valve vault, bypass lines, reservoir inlet/outlet piping, security/fencing, electrical upgrades, permanent drain.

3. FINAL REVIEW (Previously presented 7/8/14 and 7/15/14)

Project Name: SACIDO RESIDENCE
901 Skylark Drive
Project #: 349884
Zone: RS-1-5
Permits: CDP, SDP
DPM: John S. Fisher, (619) 446-5231
JSFisher@sandiego.gov
Applicant: Mark Farrington, (858) 675-9490

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and companion unit at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 07/08/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented as in Scope of Work. The applicant presented a ten page handout. Houses were remodeled with previous permits (not part of this project). DSD agrees that the slope is not natural, graded in 1959-1962? They plan for a stable slope and will prepare drainage for 100 year storm. Water will go to a catch basin. Mr. Sacido wants the site for his wedding, and does not have plans for other events.

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.

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For additional information please contact Paul from Alcorn & Benton Architects at paul@alcornbenton.com or 858-459-0805.

DISCUSSION 07/08/14

About 7 neighbors and Architect Scott Spencer had considerable discussion about hillside drainage, drainage flow to downhill properties. The need for a drainage study and mitigation of water flow was expressed. Request was made to divert storm water to the City storm water system. Neighbors expressed concern about the non-permitted grading and clearing, and the subsequent Code Violations. There was a question about the need for more parking for the habitable companion units. There was concern about the possible future situation of the properties have separate owners since the conjoined landscaping, side yard entryway could not be easily separated.

Please Provide for FINAL REVIEW:

- a. Please provide an aerial photograph showing the surrounding properties. Use colors to mark existing and proposed property lines. Show how this will improve the applicant's property.
- b. Please provide a complete and detailed drainage plan. Please include your drainage study, Water Quality Technical Report and any other information related to storm water treatment.
- c. Please identify properties downhill that are, or could be, affected by storm drainage.
- d. Please provide the geotechnical report with addendum and Biological Reports.
- e. Please provide drawings for the companion units.
- f. Please provide SD Muni Code reference that the companion units do not require additional parking.

FINAL REVIEW 07/15/2014 (PREVIOUSLY REVIEWED 07/08/14)

APPLICANT PRESENTATION 07/15/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented, with responses to each of the items previously requested. The Water Quality Technical Report by Scott R. Lyle indicates the downhill storm water flow will be slightly less with the project's mitigations of collection and controlled percolation. Their goal is to treat and direct the downhill flow between houses. Currently overflow does go between houses downhill.

DISCUSSION 07/15/14

A discussion ensued with considerable amount of comments and questions by neighbors about the downhill stormwater flow, its mitigation, direction, and amount of flow. A neighbor's representative, Architect Scott Spencer, stated that there has been a history of storm drainage flow of water and mud on their property. The applicant suggested a second feature, downhill, where overflow would be collected in a gravel-filled ditch and again controlling percolation. The applicant stated that any storm water control plan would go with the property and title in perpetuity. Neighbor Bill Mitchell expressed concern that the properties might be rented out as party houses or vacation rentals. The Chair of the HOA Arch. Jury, Eileen Hyslop, stated the project disregarded and violated their DC&R process. DPR reminded Ms. Hyslop that HOA matters are outside DPR's review. Issues were raised by DPR about the Municipal Code requirements for Companion Units, 141.0302. The applicant wished to continue the review until a future meeting to resolve issues

Please Provide for FINAL REVIEW:

- a. Please reconcile the requirements of SD Muni Code, Companion Units, 141.0302.
 - a. Record Owner agreement with City (approved by City Attorney) that Owner shall reside in either primary or companion unit. Agreement goes with Title. How is this possible with two separate lots? Will the owner actually live on either lot?
 - h. One off-street parking space required per bed room of companion unit. Min. one parking space per companion unit.
 - i. Off-street parking shall not be located in the area between the street wall and the front property line.
- b. References: Street Wall 113.0103, Determining Street Wall 113.0264, Determining Street Wall Line 113.0267.

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- c. Please study having a secondary storm water mitigation furrow further down slope.
- d. Please meet with the HOA.

4. 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 Permits: CDP
Project #: 363058 DPM: Glen Gargas, (619) 446-5142
Zone: RS-1-7 ggargas@sandiego.gov
Applicant: Stephen Magerkurth, (619)665-3999
Ron Despojado

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

Secretary 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.

APPLICANT PRESENTATION 08/12/14: (Ron Despojado)

The project was presented. The design was reviewed, as it pertains to the setbacks, the configurations of the additions, and the resulting elevations of the proposed house.

A discussion ensued about the scale of the second story addition, with the balcony over the northwesterly corner, which is significant in the view down the street to the west. The overall scale of the proposed design was discussed.

The applicant requested that the project be continued to the next meeting.

5. PRELIMINARY REVIEW

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Project Name: **ANZAR RESIDENCE**
1253 Muirlands Vista Way Permits: CDP, SDP
Project #: 363245 DPM: Tim Daly, (619) 446-5356
Zone: RS-1-5 TDaly@sandiego.gov
Applicant: Camilla van Bommel,

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(858) 459-9291
cvanbommel@islandarch.com

LA JOLLA Coastal Development Permit (Process 2) to demolish an existing single story family residence and construct a new 8,636 sq ft, 2 story residence on a 24,766 acre lot. The site is located at 1253 Muirlands Vista Way in the RS-1-5 zone, Coastal Overlay (Non-Appealable) within the La Jolla community plan area

APPLICANT PRESENTATION 08/19/14: (Drex Patterson, Camilla van Bommel)

The project was presented, with a site plan and landscape plan. The existing retaining walls at the site will remain. The proposed FAR is 0.36 where a maximum of 0.45 is permitted. The landscaping is 45% where 30% is permitted.

The project information was received.

Please Provide for FINAL REVIEW:

- a. Aerial photographic views, one showing the site and another showing the neighborhood.
- b. A photographic survey of the street frontage, showing the elevation in relation to the neighbors.

6. PRELIMINARY REVIEW

Project Name:	MONARCH COTTAGES	Permits:	CDP, SDP
	7630 Fay Avenue	DPM:	Laura Black, (619) 446-5245
Project #:	370400 (355003)		LBlack@sandiego.gov
Zone:	LJPDO 3	Applicant:	Brian Longmore
			858-603-9478

LA JOLLA .SUSTAINABLE EXPEDITE PROGRAM.. (PROCESS 4) Coastal Development Permit/Site Development Permit to amend CDP 201667 & SDP 206622 (PTS 66961) and a Conditional Use Permit (CUP) for a proposed 26-unit Residential Care Facility, within an existing 2-story building located at 7630 Fay Ave. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones within the La Jolla Community Plan, Local Coastal Plan. The CUP authorizes a Residential Care Facility in commercially designated areas. Land Development Code section 143.0901 also allows for Sustainable Building projects (LEED) to request Deviations. Because the entire former Medical/Office building (Spa MD) will be used for Monarch Cottages, the Project proposes 2 deviations from the PDO; 1) no proposed Retail on the ground floor (LJPD table 159-03A) & 2) there will be residential type uses within the front 50% of the lot (Table 159-03C). The project is a LEED Sustainable project and the Applicant has provided draft Deviation Findings pursuant to Municipal Code.

7. PRELIMINARY REVIEW

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

Project Name:	Limber CDP/SDP	Permits:	CDP, SDP
	303 Vista de la Playa	DPM:	Jeannette Temple 619-557-7908
Project #:	355828		jtemple@sandiego.gov
Zone:	RS-1-7	Applicant:	Andy Fotsch, Island Architects

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LA JOLLA 10#24004366 Coastal Development Permit and Site Development Permit (Process 3) to remodel an existing single family residence with a 373 sq ft addition. garage addition of 121 sq ft, & second-story, 753 sq ft guest quarters above the garage at 303 Vista de la Playa. The 10,833 sq ft site is located in the RS-1-7 of the La Jolla Community Plan area & Coastal Overlay Zone (appealable).

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