

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, JUNE 12, 2012

LA JOLLA RECREATION CENTER

615 PROSPECT STREET

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 5/8/12)

Project Name: **LEWIS RESIDENCE**

1705 Valdes Drive

Permits:

Variance + CDP

Project #:

262793

DPM:

Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone:

RS-1-5

Applicant:

David B. Nevius 858-573-6900

Scope of Work:

Liz Tuttle 858-573-6900

(Process 3) Variance and Coastal Development Permit for an over-height wall in the front yard setback of an existing single family residence at 1705 Valdes Drive in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), and Coastal Height Limit.

Please provide for FINAL REVIEW:

- a. Explain merits of Variance Application.
- b. Discuss the need to reposition the toe of the slope. > 3 ft,? 4-5 ft?
- c. Is there a need to support the structural deck, or not?
- d. Please provide an explanation of the alternatives to retaining wall, do they work or not.
- e. Please ask LJ T&T to review the issues with the roadway and parking, you may wish to go there first.

3. FINAL REVIEW (PREVIOUSLY REVIEWED 5/8/12 + 5/15/12)

Project Name: **ROBBINS RESIDENCE**

475 Gravilla Street

Permits:

Variance + NDP

Project #:

218477

DPM:

Morris Dye 619-446-5201

mdye@sandiego.gov

Zone:

RM-1-1

Applicant:

James Robbins 858-431-6439

Scope of Work:

Dan Lin linnarch@gmail.com

(Process 3) Variance for over height walls within the required setbacks, eliminate required on site parking and walls above 3' within the required visibility areas and Neighborhood Development Permit for a 5' wall in the public right of way at 475 Gravilla Street in the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

Please provide for the FINAL REVIEW:

- a. Please provide documentation about variance not being transferable to future development. What is the case with a simple Process 1 re-model, would the variance still apply? Can a variance be given to the house as is, only?
- b. Survey the neighborhood, provide data on how many lots are similarly constrained, lack driveways, garages.

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.

The agenda and meeting minutes are available online at www.lajollacpa.org.

4. FINAL REVIEW (PREVIOUSLY REVIEWED 3/13/12 & 3/20/12 & 5/15/12)

Project Name: **GIRGIS RESIDENCE**
 811 Havenhurst Point Permits: CDP + SDP
 Project #: PO# 262975 DPM: Glenn Gargas 619-446-5142
 ggargas@sandiego.gov
 Zone: RS-1-4 Applicant: Sarah Cowan 619-557-0575

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 7,384 SF single-family residence on a 0.40 acre site at 811 Havenhurst Place in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (nonappealable), Coastal Height Limit.

Please provide for the FINAL REVIEW:

- a. Please provide a simulation (photosimulation?) of the view from below of the new wall design. Include garden wall and existing vegetation.
- b. Please provide result of the HOA's CC&R review.
- c. Please have meeting with neighbors (Ryans or Attorney) about setbacks, etc.
- d. Check into more side yard relief on the West, see above (Aker).
- e. Please answer issue of Com Plan large-scale transitions. Consider down scale?

5. PRELIMINARY REVIEW

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

Project Name: **ALMERIA COURT EOT**
 2370 & 2380 Almeria Court Permits: EOT for NDP
 Project #: 278336 DPM: Glenn Gargas 619-446-5142
 ggargas@sandiego.gov
 Zone: RS-1-4 Applicant: Joshua Wood 760-438-5827

Scope of Work:

(Process 2) Extension of Time for Neighborhood Development Permits 436478 and 436963 for Environmentally Sensitive Lands to construct 2 single family residences with 4,330 SF and 4,405 SF on two vacant lots of 11,443 SF and 11,485 SF at 2370 and 2380 Almeria Court in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Height Limit, Transit Area.