

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
NOVEMBER 2010

11/9/10 Present: Costello, (Chairman) Crisafi, DuCharme Conboy, Frangos, Kane, Liera, Merten
11/16/10: No Meeting

1. Public / Non-Agenda Comments

A. Committee Discussion on Minutes format. Example formats were distributed. RROO “What was done as opposed to what was said” unless we publish minutes. We publish. Discuss “Pros” and “Cons” of issues. Documenting both sides of issues. Brief details and explanations are more useful than just stating a topic; useful to inform Chairman and Members, absent from a Meeting, what transpired helps other Groups (CPA, Town Council) and City Staff understand our discussions. Include regulations, cite Community Plan and especially SD Muni Code as appropriate. A reason should be recorded when a member votes “no” on an item.

B. Guest Parking, Coastal impact Zone, Tandem Parking Zone
Guest parking in the Coastal Zone ... SD Muni Code “provide a 20 ft driveway, sidewalk to garage door”. It implies guest parking. If one can not provide 20 ft deep driveway, then spaces on street in front of residence can provide for guest. Except in the Parking Impact Zone in the Coastal Zone ... if street too narrow, or driveways too close together, then additional spaces are to be accommodated on site. In Coastal Zone especially Parking Impact Zone tandem parking is an approved method of providing required parking for a house – implied that additional parking spaces for guests are required parking. Code does not have distinction between required parking for guests or occupants. Required parking can be accommodated by mechanical lifts.
References

Single Dwelling Unit Residential Uses – Required Parking Ratios. Section 142.0520

Minimum Required Parking Spaces for Single Dwelling Units and Related Uses. Table 142.05B
(see footnote No. 1 for Table 142.05B)

Mechanical Automobile Lifts. Section 142.0556

(Note: PDF files of referenced sections of the Muni Code were provided. To save space they are not included here, please see SD City Website.)

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2. FINAL REVIEW

Project Name: **FRIEDMAN RESIDENCE**
6318 Muirlands Dr. Permits: CDP
Project #: JO#00-0000/179867 DPM: Michelle Sokolowski 619-446-5278
MSokolowski@sandiego.gov
Zone: RS-1-2 Applicant: Brad Golba 949-645-5854
email@customarchitecture.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 6,904 square foot single family residence on a 0.35-acre site in the RS-1-2 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), the Coastal Height Limit Overlay Zone. Council District 1. This project is undergoing environmental review.

Presenter: Brion Jeannette, AIA

Seventeen pages of Exhibits in the form of letters, and annotated SD City Cycles letters, photographs, and maps were emails to DPR Members to answer the Final Review questions.

Please provide for Final Review: *Responses in italics*

- 1. stone fence, 3ft, 3ft horizontal steel, 80% open (75% required) – *Previously Approved***
- 2. Update survey per CDP filing requirements**
#48 topographical survey not cleared. Obtain spot elevations without going on neighbors property, relationship. City requirement to get topographic survey information 10 ft into neighbor's property (Merten has 50 ft quote as well). By aerial means or Google or Adobe? Not sure what Chris Larson (his letter) intended, but our request, and City requirement, not met. – *Sign off included in Exhibits. 50 ft requirement is for much larger developments. Chris Larsen's updated letter that City requirements are satisfied.*
- 3. Disclose historical review determination Email, but no actual documentation of clearance of the issue. – *Historical analysis done and completed. CEQA exempt.***
- 4. Verify proper storm water control – City Engineering sign off or approval. Not signed off in Cycles letter. # 41 Site drainage, not cleared, - *Some issues left to be done as conditions of approval at the time of working drawing by City Engineering. #34 issues satisfied. Issue of drainage on street discussed with Mrs. Johnson and City, not Applicant's responsibility.***
- 5. Per page 56 & 57, sections (c) (i) & (j) under visual resources of the La Jolla Community Plan – show compliance with photos, documents or simulations:**
 - a.) view from street thru to canyon at side yards – concern of placement of and too many trees. *City approved plan with this landscaping, trees.***
Does City require view easements down side yards property lines, ie Figure 9 ? # 42 fences, side yard
 - b.) visual impact of façade and large expanses of glass adjacent to & reflecting into canyon. - *presented drawing of Summer and Winter Solstice, overhang shades glass, ie no reflection***
Liera: ref. # 5b. Overhang helps, landscape helps also. Western facing includes all the conditions of Sun's reflection at Sun set? *Yes*
Liera: Reflection from isolated house, as opposed to in mass of others, special orientation especially across right of way.

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DuCharme: ref. # 5b. Your drawings are of Solstice at Noon, but every evening the Sun will reflect and your drawings are really useless. *Didn't really mean to say there wouldn't be a reflection at Sun set.*

Merten: do we want to get into reflection issue as it applies to many houses.

6. Provide more visual relationship foot prints to other neighboring lots & massing. Aerial survey should show relationship of building foot prints of proposed and existing neighbors houses. Approximated houses sq ft from aerial photos. Range 2500 to 8000 sq ft. Exh. 11,12,13,14. 5 homes are 1 story, 9 are 2 or 3 story homes.

Kane: Neighboring corner, relationship of Project to neighboring property/lots, ie 50 ft analysis? **Crisafi:** Survey because of canyon for CDP. **DuCharme:** do we let this go, or do we really want to know for neighbors? *SD City said not needed. Demonstrated on Exhibits setbacks.*

Provide for final review:

- 1. New plan for master bedroom**
 - a. sweep the W-S corner inward**
 - b. roof overhang(s) be moved back**
- 2. Concerns with #5, Visual Resources and reflection of glass.**

3. PRELIMINARY REVIEW

Note: Preliminary Reviews can be rendered a Final Review by a unanimous DPR Committee vote.

Project Name:	PAPERIN /VILLA DEL TEATRO RESIDENCE	Permits:	CDP
	6540 El Camino del Teatro	DPM:	Morris Dye 619-446-5201
Project #:	PO#221392		mdye@sandiego.gov
Zone:	RS-1-4	Applicant:	Tim Martin 760-729-3470
			tim@martinarchitecture.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 5,425 square foot single family residence on a 0.33-acre site in the RS-1-4 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. Council District 1.

Presenter: Tim Martin, AIA

Subcommittee Motion: to Merge Preliminary and Final Reviews.

(Merten/Ducharme 5-1-0)

In Favor: Crisafi, DuCharme Conboy, Kane, Liera, Merten

Oppose: Costello (to afford neighbors another opportunity to attend a Review)

Abstain: 0

Motion Fails

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Please provide for final review:

- 1. Recommend to the City to not have a street light (out of Character in Muirlands area)**
- 2. 8 foot street dedication for future pedestrian walkway**
- 3. Submit response to Community and Applicant assuring that drainage to street will not impact neighbors to the North along the street.**