

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT**  
**FOR**  
**DECEMBER 2011**

**12/13/2011 Present:** Benton (Chairman), Collins, Ducharme-Conboy, Costello, Hayes, Kane, Liera, Merten  
**12/20/2011 Present:** Benton (Chairman), Collins, Costello, Liera, Thorsen

**1. NON-AGENDA PUBLIC COMMENT 12/20/11 (12/13/11 NONE)**

**Thorsen:** Looked up the 417 Sea Ridge project on the web. It is listed as a short-term rental, daily, weekly, monthly. Currently there is no Municipal Code Ordinance that covers this, although many coastal cities now have one. Would like to have this on the Agenda for the DPR to discuss.

**Angeles:** The LJ CPA should address this, and send a letter to the City Attorney. In the past, the City did not allow rentals less than 30 days.

**Costello:** The Hennessey railing project has been appealed by LJCPA. The City issued a permit to remove two trees, conditioned on replacing them with two Magnolias. The trees were removed but only one replaced (with a small tree). This created space for the proposed outdoor rail enclosed sidewalk dining. LJ Merchant's Association may want to join in appeal.

**2. PRELIMINARY REVIEW 12/13/11**

Project Name:	<b>YAZ EASEMENT VACATION</b>	Permits:	CDP & Sewer Easement Vacation
	310 Dunemere Drive	DPM:	Glenn Gargas 619-446-5142
Project #:	PO#256349		ggargas@sandiego.gov
Zone:	RS-1-7	Applicant:	Joy Christensen
Scope of Work:			858-271-9901

(Process 5) Sewer Easement Vacation and Coastal Development Permit at 310 Dunemere Drive in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit.

**APPLICANT PRESENTATION 12/13/11 (Tony Christensen):**

The City asks that sewer be abandoned and that the easement be vacated. Private agreement between owners of 310 & 318 Dunemere. The project is to re-route a 1929 sewer lateral from under a house to under a walk way between two houses, both to be served by new lateral.

**SUBCOMMITTEE MOTION 12/13/11:**

**(Hayes/Merten 8-0-0) Motion to combine preliminary and final reviews.**

**In Favor: Benton, Collins, Ducharme, Costello, Hayes, Kane, Liera, Merten**

**Oppose: 0**

**Abstain: 0**

**MOTION PASSES**

**SUBCOMMITTEE MOTION 12/13/11:**

**(Hayes/Ducharme 7-0-1) Motion that findings can be made for a Sewer Easement Vacation and Coastal Development Permit at 310 (and 318) Dunemere Drive .**

**In Favor: Collins, Ducharme, Costello, Hayes, Kane, Liera, Merten**

**Oppose: 0**

**Abstain: Benton, as Chair**

**MOTION PASSES**

**3. PRELIMINARY REVIEW 12/13/11, FINAL REVIEW 12/20/11**

Project Name: **MILLER RESIDENCE**  
 440 Belvedere Street  
 Project #: PO#253451  
 Zone: RS-1-7  
 Scope of Work:

Permits: CDP  
 DPM: Jeanette Temple  
 jtemple@sandiego.gov  
 Applicant: Bill Metz 619-276-1885

(Process 2) Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere Street in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area.

**APPLICANT PRESENTATION 12/13/11 (Bill Metz):**

Currently, there are two residences on the lot access from Belvedere and Fern Glenn, no rear yard, two “fronts”. Proposed single-family residence, one and two level, with basement. Single access. FAR = .569, .57 allowed.

**Please provide for FINAL REVIEW:***Applicant Response in italics.*

- a. Provide an overlay showing current and proposed footprints. *Done*
- b. Provide better quality drawings, larger scale, color, definitely darker lines. *Not done*
- c. Show how proposed house relates to street scape, the side yard setbacks from neighbors, how overall heights relate to neighbors, how it relates to the property on either side. *Two story houses on each side*
- d. Elevation & sections to provide the setback and height limit envelope. *Done*
- e. Provide sections that extend to both streets, show driveway, and correct visibility triangles. *Done*
- f. Verify heights by showing the envelopes on sections *Done*
- g. Provide a drawing with the parking plan, spaces. *One space in the carport, four spaces in underground garage. Will remove curb cut on Belvedere.*
- h. Send updated drawings to the Chairman’s Office (email?) for DPR Members *Not Done*
- i. Consider roof pitch increase? *Answer unclear*

**DISCUSSION 12/20/11:**

**Charles Trossman:** 1) there is no chimney? 2) concerned about sump pump into street from basement – there is no storm drain until Neptune St. Has water seepage been studied? 3) Slope of roof. Showed photographs of street damage from equipment of house construction down the street and water pooling from sump pumps.

**Metz:** *Produced a water quality report. Roof runoff retained on site. Water from driveway will go to sump pump, and to street.*

**Liera:** This is what happens with larger developments, a lot of impermeable surface, but the water has to go somewhere. We often find out after what the problems are.

**Benton:** Will the basement garage be waterproofed or have a drainage system? *Waterproof*

**Dee Brown:** Homeowner to West. House built 1928 1) there is an underground stream along Fern Glen, water seepage has caused a wood decay fungus, *Poria cocos*, infestation in her house. 2) will require constant sump pumping.

**Maureen Buckley:** There is flooding on Olivetas from sump pumping. Disruption of underground flow is a critical issue in neighborhood. Sump pumps keeps the new construction dry, but it affects the rest of us! French drains have been done by neighbors but don’t help, don’t work.

**Liera, Collins, Costello:** all commented on drainage.

**Benton:** noted house is 18 inches below limit, recommended house be raised 6 inches.

**Liera:** We need street scape photos with a photo-simulation of the new house. In Arch. School we learned that form follows function, ie don’t resort to mechanical means instead of natural ones (with reference to drainage).

**Benton:** there was a question about a chimney, chimneys are not required. There was a question about the roof pitch last time, we did talk about roof could it be steeper? Mr & Mrs Miller, neighbors are telling you there is a ground water problem.

**SUBCOMMITTEE MOTION 12/20/11:**

**(Benton / Costello 3-1-1) Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 4,093 SF single family residence on a 0.16 acre site at 440 Belvedere Street.**

**In Favor: Benton, Costello, Liera**

**Oppose: Thorsen**

**Abstain: Collins**

**MOTION PASSES**

**4. PRELIMINARY REVIEW 12/13/11**

Project Name:	<b>SEA RIDGE CUSTOM RESIDENCE</b>	Permits:	CDP & SDP
	427 Sea Ridge Drive	DPM:	Jeanette Temple 619-446-5245
Project #:	PO#253451		jtemple@sandiego.gov
Zone:	RS-1-7	Applicant:	Chris deGregorio 858-459-3769

**Scope of Work:**

Coastal Development Permit and Site Development Permit to construct a two-story approximately 7,858 SF single-family residence plus a basement (approximately 10,454 SF of habitable space). The 16,890 SF site is located at 427 Sea Ridge Drive, in the RS-1-7 Zone, Coastal Overlay (appealable), Coastal Height Limit, Parking Impact.

**APPLICANT PRESENTATION 12/13/11 (CA Marengo):**

Same project as approved in 2004. Not constructed during that time, permit expired, so we have to re-file. We have our Hearing Officer Hearing (HOH) tomorrow morning 8:30. FAR = .48

There is a wide View Corridor, 22 ft, to the East side, CA Coastal Com. wants trees trimmed, neighbors don't; will trim to suit as good as possible. Process two. Setback on East is wide, West is only 4 ft. Two story house with basement. Two driveway cuts separated by 150 ft with two, two car garages. Four parking spaces. 7,948 sq ft. Fence is 75% open in front, 3 ft solid, 3 ft open.

**DISCUSSION 12/13/11:**

**DuCharme:** your roof eave extends into the side yard sloping envelope on the West side. **Marengo:** *changed and signed drawing to correct.*

**Dr. Mark Recknic:** This project goes to the HOH tomorrow. 1) Permit expired. It should go to the full LJCPA first! It needs a full Committee Review 2) The process is short-circuited. 3) This property is being used as a hotel now. 4) Looks like a vacation rental and a) needs to pay Transient Occupancy Tax, b) needs a hotel license. 5) This is changing our neighborhood from residential.

**Liera:** This can also be internally divided and made into a multi-family residence. This is something is has happened recently, this is changing our neighborhoods.

**Kane:** This is spot zoning change to allow daily/weekly vacation rentals in residential zones. Com. Plan should address this issue. It is a change of Community Character.

**DuCharme:** neighborhoods change and morph, we have to accept neighborhoods change. We shouldn't be concerned about what happens to property later. If there is a problem, call Code enforcement.

**Costello:** This street has four short term vacation rentals, or corporate retreat rentals. Four to six or eight cars will pull up and people stay for a week or weekend. Then we have two party houses that are rented for one night to one-weekend parties. They have non-permitted valet parking that takes up all the on street parking. These retreats and parties are noisy and don't belong in RS-1, they are businesses. These houses are otherwise unoccupied. The problem is not simply theoretical, but actually occurring.

**Dr. Annelese Kapteina:** Why when they live on the ocean, why take away all the view of their neighbors and everyone else?

**Marylynn Hyde:** Concerned about Bulk & Scale. Concerned about large lots and basements on unstable filled lots.

**Ducharme:** why does this only go to the HOH tomorrow? *Timing with permit issues and extension of time.*

**Benton:** Should we have a straw vote? You are going to the HOH tomorrow? *Right.* Mr. Marengo's and my recollection about events and timing are different.

**DuCharme:** Will you come back next week? *If you ask me to.*

**Kane:** what good is that? *Don't know.*

**Marengo:** The Structural Permit is about to expire. The Coastal Permit expired.

**Merten:** If we make this a Final, whatever our decision is the CPA President has it within his power to appeal the HOH decision tomorrow. The CPA would have to approve the appeal at the next CPA meeting. If we don't make a decision, the President can't appeal.

**SUBCOMMITTEE MOTION 12/13/11:**

**(Benton /Hayes 8-0-0) Motion to combine preliminary and final reviews.**

**In Favor: Benton, Collins, Ducharme, Costello, Hayes, Kane, Liera, Merten**

**Oppose: 0**

**Abstain: 0**

**MOTION PASSES**

**Merten:** I'm conflicted here, Com. Plan asks that there be more setting back of the second floor.

**Costello:** This is an important corner, it is on the Bike Route, LJ Scenic Route, both tourists and locals drive along here for the ocean view. You can lessen the B&S and open up the West side yard to a VC by moving some of sq ft into the vertex of the lot. You could give more VC and not lose any sq ft.

**SUBCOMMITTEE MOTION 12/13/11:**

**(Collins/ Ducharme 4-3-1) Motion that findings can be made for a Coastal Development Permit and Site Development Permit to construct a two-story 7,858 SF single-family residence plus a basement (10,454 SF of habitable space)**

**In Favor: Collins, Ducharme, Hayes, Merten**

**Oppose: Costello, Kane, Liera**

**Abstain: Benton (as Chair)**

**MOTION PASSES**

**5. PRELIMINARY REVIEW 12/13/11, FINAL REVIEW 12/20/11**

Project Name: **ARIZA RESIDENCE**

1654 Marisma Way

Permits: CDP

Project #: PO#28561

DPM: Jeanette Temple 619-446-5245

jtemple@sandiego.gov

Zone: RS-1-2

Applicant: Carlos Perez

Scope of Work:

858-486-5345

(Process 2) Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site at 1654 Marisma Way in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

**APPLICANT PRESENTATION 12/13/11 (Dan Sehlborst + Carlos Perez):**

An information only type courtesy review was done on Feb. 15, 2011. Applicant has solved issues of ESL with the City. Proposed new residence on the same pad. Coverage same, Configured differently, pulled back from neighbors some. Opens up a lot better from one neighbor. Two story. Just touch setback at two points. Roof material red rolled clay tile.

**Chair:** Very good scale. I like the way you have set it back from the street. Good that you have introduced articulated elements on the roof.

**SUBCOMMITTEE MOTION 12/13/11:****(Collins/Merten 4-1-0) Motion to combine preliminary and final reviews.****In Favor: Benton, Collins, Liera, Merten****Oppose: Costello (to allow neighbors a last potential to attend a review).****Abstain: 0****MOTION FAILS****Please provide for FINAL REVIEW:**

No issues are outstanding. Applicant not asked to provide any additional information. Applicant was asked to return to provide neighbors with the opportunity to attend a Review.

**SUBCOMMITTEE MOTION 12/20/11:****(Collins/Chair 4-0-0) Motion to take an impaired vote and suspend rules to continue to hear Project.****In Favor: Benton, Collins, Costello, Thorsen****Oppose: 0****Abstain: 0****MOTION PASSES****SUBCOMMITTEE MOTION 12/20/11:**

**(Thorsen/Collins 4-0-1) Motion that findings can be made for a Coastal Development Permit to demolish existing residence and construct a 5,660 two-story single-family residence on a 0.61 acre site at 1654 Marisma Way.**

**In Favor: Benton, Collins, Costello, Thorsen****Oppose: 0****Abstain: Liera****MOTION PASSES****6. PRELIMINARY REVIEW 12/13/11**

Project Name:	<b>ALTMAN GARAGE SCR</b>	Permits:	SCR to CDP
	9696 La Jolla Farms Road	DPM:	Glenn Gargas 619-446-5142
Project #:	PO#261261		ggargas@sandiego.gov
Zone:	RS-1-2	Applicant:	Jon Dominy
			619-692-9393

**Scope of Work:**

Substantial Conformance Review to Coastal Development Permit for adjustment of previously entitled floor area along the eastern side of the existing residence. The project site is located at 9696 La Jolla Farms Road, Zone RS-1-2, Coastal Overlay (appealable), Coastal Height Limit Overlay.

**APPLICANT PRESENTATION 12/13/11 (Jon Dominy):**

Applicant purchased house, 2004, and remodeled, reduced house sq ft considerably. Changed the look of house, are going to increase garage space. The street curbs are all red, parking issues. Now, wants to add a guesthouse and parking garage, maybe 9 cars. Previously approved sq ft. Parking garage will be buried in the hillside, the guesthouse on top. There is a caretaker's house that fits, nonconforming, against the property line that will be demoed. Basically, that sq ft, along with the previously remaining comes up to the amount to be used now. There is a U shaped driveway that will be reopened, 160 ft apart. Talked to neighbor, story poles. Elevations well below limits, intensity is way away from street and is meant to out of view project. Glenn Gargas said cleared landscape, planning. Environmental, potentially, because of Chancellors House, Archeology, City is pushing them to do a full CDP. Single-family residence, they live there full time. Four acres, two lots. This is informational only. We need an additional section here. Some additional photos from street. Call Alexis when it is clear what permits the City decides you need.