

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
June 2012

6/12/2012 Present: Benton (Chairman), Costello, Hayes, Liera, Thorsen

6/19/2012 Present: Benton (Chairman), Collins, Costello, Thorsen, Liera, Hayes, Grunow

1. NON-AGENDA ACTION BY THE COMMITTEE 6/19/12

Dan Grunow has been named by the CPA to this committee, and has attended two previous meetings. The Chair noted that he may be seated at any time with a unanimous vote of the members, and by a majority vote after attending 3 meetings.

SUBCOMMITTEE MOTION: to seat Dan Grunow at this meeting.

(Thorsen/Merten 7-0-0)

In Favor: Benton, Collins, Costello, Thorsen, Liera, Hayes, Merten

Oppose: 0

Abstain: 0

MOTION PASSES

2. FINAL REVIEW 6/12/12 (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

Liz Tuttle 858-573-6900

Scope of Work:

(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.

Presenters: David Nevius, PE
Russ McAvoy

APPLICANT PRESENTATION: The Applicant presented a 29 page handout of drawings and photos, 16 photos of hillside retention systems in the neighborhood, answers to Final Review questions, effect on parking. Their plan will enhance parking, mitigate erosion, mitigate soil washing into storm drains, improve access.

Provided for FINAL REVIEW:

a. Explain merits of Variance Application. *Presented Applicant's four findings and provided illustrations of each point.*

b. Discuss the need to reposition the toe of the slope. > 3 ft,? 4-5 ft? *Illustrations provided showing relationship between toe of slope, wall height and distance to street.*

c. Is there a need to support the structural deck, or not? *Deck is presently on caissons.*

- d. Please provide an explanation of the alternatives to retaining wall, do they work or not. ***Illustrations provided showing wall alternatives. Interlocking blocks require too much excavation.***
- e. Please ask LJ T&T to review the issues with the roadway and parking, you may wish to go there first. ***Chair of T&T indicated that they didn't need to review if traffic was unaffected. Email from Gary Pence indicates Fire Lane needs to be 13 ft wide, parking outside this is legal.***

DISCUSSION: Some Members expressed favoring the Variance application. Some concerned that findings were not supported, and wanted a less invasive retaining mechanism. Also concerned that variances were already given for this property, conditions are caused by Applicant.

SUBCOMMITTEE MOTION: The findings for a 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 can be made.

(Hayes/Thorsen 2-3-0)

In Favor: Hayes, Thorsen

Oppose: Benton, Costello, Liera,

Abstain: 0

MOTION FAILS

3. FINAL REVIEW 6/12/12 (PREVIOUSLY REVIEWED 5/8/12 + 5/15/12)

Project Name: **ROBBINS RESIDENCE**

Project #:	475 Gravilla Street	Permits:	Variance + NDP
	218477	DPM:	Morris Dye 619-446-5201
			mdye@sandiego.gov
Zone:	RM-1-1	Applicant:	James Robbins 858-431-6439
			Dan Lin linnarch@gmail.com

Scope of Work:

(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 (nonappealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

Presenter: Matt Peterson, Attorney

Provided for 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? ***Morris Dye emailed that the City would not impose this, but DPR could add the stipulation to the Variance Application. For the Applicant, Matt Peterson will add "In the event that the owner proposes any expansion of GFA to the existing home, any such expansion must include the provision of off street parking."***
- b. Survey the neighborhood, provide data on how many lots are similarly constrained, lack driveways, garages. ***Handed out Subdivision Map and photos***

DISCUSSION: With the 10 ft safety tri-angle issue solved, the DPR Members were in agreement that the "constrained lot" and house could have a Variance. The Variance must have the above mentioned stipulation to prevent expansion or additions without off street parking.

SUBCOMMITTEE MOTION: Findings can be made for a 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 St.

(Hayes/Thorsen 5-0-0)

In Favor: Benton, Costello, Hayes, Liera, Thorsen

Oppose: 0

Abstain: 0

MOTION PASSES

4. PRELIMINARY REVIEW 6/12/12

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

Project Name: **ALMERIA COURT EOT**

Project #:	2370 & 2380 Almeria Court	Permits:	EOT for NDP
	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.

Presenter: Don Edson, AIA

APPLICANT PRESENTATION: Family problems and financing problems have caused delays. There will not be any changes to the previously approved project.

SUBCOMMITTEE MOTION: to Combine Preliminary and Final Reviews.

(Thorsen/Hayes 5-0-0)

In Favor: Benton, Costello, Hayes, Liera, Thorsen

Oppose: 0

Abstain: 0

MOTION PASSES

SUBCOMMITTEE MOTION: Findings can be made for an Extension of Time for a Neighborhood Development Permit 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.

(Thorsen/Hayes 5-0-0)

In Favor: Benton, Costello, Hayes, Liera, Thorsen

Oppose: 0

Abstain: 0

MOTION PASSES

5. FINAL REVIEW 6/19/12 (PREVIOUSLY REVIEWED 3/13/12 & 3/20/12 & 5/15/12)

Project Name: **GIRGIS RESIDENCE**
811 Havenhurst Point
Project #: PO# 262975
Zone: RS-1-4
Scope of Work:

Permits:	CDP + SDP
DPM:	Glenn Gargas 619-446-5142 ggargas@sandiego.gov
Applicant:	Sarah Cowan 619-557-0575

(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.

Presenters: **John Dodge, AIA**
John House, AIA
Matt Peterson, Attorney

DISCUSSION:

Matt Peterson presented the project, discussed meetings that he had held with the adjacent property owners, and presented changes to:

- Retaining walls relocated inward at the southwest and southeast corners
- Increased screen planting at the common property lines at the east and west sides
- Realigned retaining walls at the south property line

As to the communication with the neighborhood association, he has contacted them and they requested story poles as a condition of review. Matt Peterson noted that story poles are not required for review, and this request was therefore declined, and therefore no response is available from the neighborhood association.

Eric Buchanan of Oasis Architecture & Design spoke in favor of the project, stating that his clients to the east of the project have reviewed the design, met with the architects for the project, and the owners of that property have accepted the changes.

The height and finish of the retaining walls to the south were discussed. Due to the slope, the heights of both vary: the height of the lower wall is no greater than 4.0 feet, and the height of the upper wall is no greater than 5.0 feet. The finish of the walls is indicated to be stucco.

Leira discussed the merits of a natural finish, and suggested that the facing of the retaining walls to the south would be stone rather than stucco. The presenters stated that they will change the finish of the retaining walls to stone.

SUBCOMMITTEE MOTION: to recommend approval of the project as presented, with the changes requested by the presenters that the finish of the south retaining walls will be stone.
(Leira/ no second) **Motion fails for lack of a second.**

Hayes and Thorsen discussed an alternative finish of the retaining walls, which would be a split face concrete masonry unit (cmu).

The Presenters offered that the two retaining walls at the rear, facing the south, will be constructed of split-face cmu, of an earth tone.

SUBCOMMITTEE MOTION: to recommend approval of the project as presented, with the changes requested by the presenters that the finish of the south retaining walls will be split-face concrete masonry units of an earth tone.

(Hayes/Thorsen 6-1-1)

In Favor: Collins, Costello, Thorsen, Hayes, Merten, Grunow

Oppose: Leira

Abstain: Benton

MOTION PASSES