

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
September 2012

September 11 Present: Cancelled

September 18 Present: Benton (Chair), Collins, Costello, Grunow, Kane, Liera, Welsh

1. PRELIMINARY REVIEW

recorder setting 09/09 00 00 00

Project Name: **HERITAGE ON IVANHOE MW**

7716 Ivanhoe Ave (mult addresses)

Project #: PO# 289238

Permits: CDP

DPM: Jeff Peterson 619-446-5237

japeterson@sandiego.gov

Zone: RM-3-7

Applicant: Robert Bateman 858-565-8362

Scope of Work:

(Process 3) Map Waiver and Amendment to CDP #793182 to create 14 residential condominium units (under construction) on a 0.72 acre site at 7716 Ivanhoe Avenue (multiple addresses) in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

APPLICANT PRESENTATION (Robert Bateman):

The Applicant would like to be able to sell the 14 residential units as independent condo units. At first there were three lots, then they were consolidated for the Heritage on Ivanhoe Project. Map waiver will allow them to be sold 14 individual units.

Please provide for FINAL REVIEW:

- a. Please provide the previously drawn Landscaping plan.
- b. Indicate the location of the historic Tudor style house.
- c. Define the common areas and public areas in the Project.

recorder setting 09/09 00 15 02

2. PRELIMINARY REVIEW

Project Name: **RAMIREZ RESIDENCE**

1011 La Jolla Rancho Road

Project #: PO# 282667

Permits: CDP + SDP

DPM: Sandra Teasley 619-446-5271

steasley@sandiego.gov

Zone: RS-1-4

Applicant: Samantha Tosti 617-816-1708

Scope of Work:

Tim Martin 760-729-3470

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 7,733 SF single family residence on a 0.59 acre site at 1011 La Jolla Rancho Road in the RS-1-4 zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

APPLICANT PRESENTATION (Tim Matin, Samantha Tosti):

Original house, built 1971, FAR = 0.37, 5,190 sq ft, is uninhabitable due to neglect. Will replace with a similar sized house with less profile. Proposing 7,733 sq ft, 4,463 sq ft for FAR. Lot 25,850 sq ft with steep slope can only use 13,962 sq ft for FAR calculation, Proposed FAR = 0.32, 0.45 allowed. Presented extensive drawings and photos of the proposed house, swimming pool, views, steep slope, encroachments, and neighborhood. They are trying to get smaller footprint and have some yard. Below height limit, 8-10ft. Front yard setback is 20 ft by HOA and City. Have been to La Jolla Corona HOA. HOA protects views. Issue was private views, views will be enhanced along the sideyards, opened up, trees removed. Asked to place story poles, done, then asked to reduce chimney, done. Study done, there is no impact on public views or overlooks. View is South to Mission Bay, will open up the scenic overlook on LJ Rancho. A steep hillside with a 50 ft drop, 12,000 sq ft of the lot is steep hillside can not be developed. 25% of the lot remains developable. Currently, there are lots of encroachments (stairway, greenhouse, pond) on the hillside, these are pre-existing, non-conforming, but not illegal. The applicant would like to swap these encroachments for a swimming pool on the encroaching slope. (If pool is brought closer, or too close, to the house, the bottom of the pool counts as the lowest point for height measurement and thereby limit.) Geologist says site is stable. City concerned about re-vegetation of slope. Bluff is sandstone and can't be replanted. City CILs asked effect of earthquake on pool water and property down slope.

DISCUSSION:*Applicant in bold italics.*

Connie Stone: property owner below. Has a huge drainage problem. Asks that downhill drainage be stopped. Tim Martin will talk to their Civil Engineer and City Staff.

Lorraine Lewis: Neighbor below. Considerable problem with drainage and eroded soil flowing on her property. Long history of flooding. Likes plants to control. Also concerned about pool leakage.

Martin: *roof water and drainage up hill of the swale will be pumped to the street.*

Martin: *Would like LJ DPR's opinion on two options and return to us after working on them.*

1) Move house with backyard pool 5 ft into the 20 ft front yard setback (leaving 15 ft) requires City variance, also HOA requires 20 ft, so must resolve with HOA too.

Or:

2) Remove slope encroachments and swap these for an encroaching pool on the slope.

Welch: from an architectural standpoint, what does the pool look like from downhill? *Shows photos of a similar situation.*

Kane: Keep the front yard setback as is, discuss slope trade issues for pool.

Stone and Lewis: the pool is not the issue, drainage and slope erosion onto their properties is very much so.

Liera: prefers moving the house into the front yard setback, move pool uphill a little more.

Costello: Prefers keeping front yard setback. Provide a mechanism to capture pool leakage from earthquake or other. Provide a mechanism to prevent the slopes natural drainage and erosion from effecting neighbor's property.

Kane: seconds idea of studying natural drainage and erosion and how to solve.

Collins: Keep the setback as is (20 ft).

Grunow: Keep the setback at 20 ft.

recorder setting 09/09 01 29 59

:

3. PRELIMINARY REVIEW

Project Name: **FAIRWAY VIEWS SCR**

1456 Nautilus Street

Project #: PO# 291493

Permits: SCR for CDP

DPM: Jeanette Temple 619-446-5245

jtemple@sandiego.gov

Zone: RS-1-4

Applicant: Terry Montello 619-994-5557

Scope of Work:

Bob Belanger 619-261-1288

(Process 3) Substantial Conformance Review for a proposed dwelling on an undeveloped site at 1456 Nautilus Street in the RS-1-4 zone within the La Jolla Community Plan, Coastal Overlay Zone, Coastal Height Limit.

APPLICANT PRESENTATION (Bob Belanger):

The three lot project was previously approved. One house was built, two others not. Now applicant wants to construct a second house. Will use the previous CDP, need SCR. Approved for three levels (FAR .27), modern flat roof style, now wants two levels Mediterranean (FAR .22). House will go in a trough and not affect views. Driveway to be off Nautilus. No change in access, shared access. Will need retaining wall to make driveway.

Please provide for FINAL REVIEW:

- a. Superimpose old and new drawings, differentiate with color or shading.
- b. Have a cross-section showing driveway and access.
- c. Provide a drainage study, and how it relates to East property. Even a concept drawing.
- d. Show how West elevation relates to Nautilus and a cross section from top of property to Nautilus.
- e. Provide an analysis of traffic movement in and out of Nautilus.
- f. Provide view of roof line from Nautilus.
- g. Have an over-head view of roof, please color, indicate texture, gravel, tile.
- h. Provide project statistics in addition to FAR.
- i. Provide information on Fairway closure or vacation. Is there a proscriptive easement for a walking path? Is this an open space easement owned by City?

recorder setting 09/09 02 17 28