

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

July 08, 2014 Present: Costello (Pro Tem), Collins, Leira, Mapes, Ragsdale, Welsh, Will

July 15, 2014 Present: Chiu, Collins, Costello (Pro Tem), Leira, Mapes, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT 07/08/2014

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

Costello: The results of the 03 July 2014 election will be announced at the 09 July 2014 LJCPA meeting.

2. SUBCOMMITTEE MOTION 07/08/14:

As Chairman Benton could not attend, a Chair Pro Tem was elected. Michael Costello was nominated.
(Collins / Leira 6-0-1)

In Favor: Collins, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Costello

Motion Passes

3. SUBCOMMITTEE MOTION 07/15/14

As Chairman Benton could not attend a Chair Pro Tem was elected. Michael Costello was nominated.
(Collins / Leira 7-0-1)

In Favor: Chiu, Collins, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Costello

Motion Passes

4. FINAL REVIEW 07/08/2014 (PREVIOUSLY REVIEWED 08/20/2013, 03/18/2014, 05/13/14, 6/17/14)

Project Name: **ESLAMIAN RESIDENCE CDP**

7350-7354 Fay Ave.

Permits: CDP

Project #: PO# 297495

DPM: Paul Godwin, (619) 446-5190

Zone: RM-1-1

pgodwin@sandiego.gov

Applicant: Bill Metz, 619-276-1885

Scope of Work:

(Process 2) Property is developed with three dwelling units (one unit at the front facing Fay Ave and two units at the rear next to the alley). Project would demolish both units at rear of the property (7350 & 7352) and build one, 3-story unit. The single-family residence at 7354 Fay Avenue would remain. The project would also legalize the unpermitted addition at the rear of the unit which is currently an open Code Enforcement Case No. 202689, in the RM-1-1, Non-Appealable Zone 2, Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Coastal impact, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, Geologic Hazard Zone 52.

APPLICANT PRESENTATION 07/08/14:

The Eslamian Project and Mr. Metz were called three times without a response. The project was trailed to the end of the meeting. At the end of the meeting, no one was in attendance to present the Project.

5. PRELIMINARY REVIEW 07/08/2014 (PREVIOUSLY REVIEWED 06/17/2014)

Project Name: **BOURGEOIS/KENNEDY CDP**
604 Gravilla Place
Project #: 327381
Zone: RM-1-1
Permits: CDP
DPM: Jeannette Temple, (619) 557-7908
jtemple@sandiego.gov.
Applicant: Dave Eslinger, (858) 201.9021

Scope of Work:

Coastal Development to demolish and reconstruct the front single dwelling unit known as 604 Gravilla Place, APN 351-491-12-02 (as defined as Unit No. 2 in Document No. 2001-0482493, recorded July 13, 2001 in the Office of the County Recorder). The site is located in the RM-1-1 zone Coastal Overlay, Coastal Height Limit Overlay, Parking Impact Overlay and Residential Tandem Parking Overlay zones within the La Jolla Community Plan area.

APPLICANT PRESENTATION 07/08/14: (Katherine Kennedy, Glenn Bourgeois, Dave Eslinger)

The proposed project was presented with focus on the four points for Final Review and ten questions for clarification emailed to the applicant by the Chair. The applicant provided ten pages of written explanations (with references) for each question. They explained Curb Cut, FAR (phantom floor and mechanical space added to FAR), Setbacks (building reduced), Parking (based on year of construction rear unit does not require parking. Front unit requires 3 spaces), and Title (not required).

DISCUSSION 07/08/14

A discussion ensued around the requested items. Reasoning for the 20-foot wide curb cut was addressed in a statement from R. Jauregui, Development Services Department: "Provided no other public ROW improvements are made, the driveway curb cut can remain as is. The parkway/existing conditions preclude any further improvements." A plan was presented for a raised planter with shrubs separating the driveways. Examples of the additional landscape elements discussed previously were provided. False windows and climbing pea vines will be used for enhancements and the driveway will have pavers. Since the rear unit was constructed before 1960, no parking requirement was in effect, therefore none required now. However, the front unit requires two spaces, but since it has three now, this cannot be reduced. Neighbors expressed approval of the project. Since the design had changes, a new set of drawings was submitted with the above changes, including FAR, planter box, setback, enhancements, etc., and was signed and given to the Committee.

SUBCOMMITTEE MOTION 07/08/14: Findings CAN be made for a Coastal Development Permit to demolish and reconstruct the front single dwelling unit at 604 Gravilla Place.

(Will / Ragsdale 6-0-1)

In Favor: Collins, Leira, Mapes, Ragsdale, Welsh, Will

Oppose: None

Abstain: Costello, as Pro Tem

Motion Passes

6. PRELIMINARY REVIEW 07/08/2014

Project Name: **SACIDO RESIDENCE**
901 Skylark Drive
Project #: 349884
Zone: RS-1-5
Permits: CDP, SDP
DPM: John S. Fisher, (619) 446-5231
JSFisher@sandiego.gov
Applicant: Mark Farrington, (858) 675-9490

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and companion unit at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 07/08/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented as in Scope of Work. The applicant presented a ten page handout. Houses were remodeled with previous permits (not part of this project). DSD agrees that the slope is not natural, graded in 1959-1962? They plan for a stable slope and will prepare drainage for 100 year storm. Water will go to a catch basin. Mr. Sacido wants the site for his wedding, and does not have plans for other events.

DISCUSSION 07/08/14

About 7 neighbors and Architect Scott Spencer had considerable discussion about hillside drainage, drainage flow to downhill properties. The need for a drainage study and mitigation of water flow was expressed. Request was made to divert storm water to the City storm water system. Neighbors expressed concern about the non-permitted grading and clearing, and the subsequent Code Violations. There was a question about the need for more parking for the habitable companion units. There was concern about the possible future situation of the properties have separate owners since the conjoined landscaping, side yard entryway could not be easily separated.

Please Provide for FINAL REVIEW:

- a. Please provide an aerial photograph showing the surrounding properties. Use colors to mark existing and proposed property lines. Show how this will improve the applicant's property.
- b. Please provide a complete and detailed drainage plan. Please include your drainage study, Water Quality Technical Report and any other information related to storm water treatment.
- c. Please identify properties downhill that are, or could be, affected by storm drainage.
- d. Please provide the geotechnical report with addendum and Biological Reports.
- e. Please provide drawings for the companion units.
- f. Please provide SD Muni Code reference that the companion units do not require additional parking.

FINAL REVIEW 07/15/2014 (PREVIOUSLY REVIEWED 07/08/14)

APPLICANT PRESENTATION 07/15/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented, with responses to each of the items previously requested. The Water Quality Technical Report by Scott R. Lyle indicates the downhill storm water flow will be slightly less with the project's mitigations of collection and controlled percolation. Their goal is to treat and direct the downhill flow between houses. Currently overflow does go between houses downhill.

DISCUSSION 07/15/14

A discussion ensued with considerable amount of comments and questions by neighbors about the downhill stormwater flow, its mitigation, direction, and amount of flow. A neighbor's representative, Architect Scott Spencer, stated that there has been a history of storm drainage flow of water and mud on their property. The applicant suggested a second feature, downhill, where overflow would be collected in a gravel-filled ditch and again controlling percolation. The applicant stated that any storm water control plan would go with the property and title in perpetuity. Neighbor Bill Mitchell expressed concern that the properties might be rented out as party houses or vacation rentals. The Chair of the HOA Arch. Jury, Eileen Hyslop, stated the project disregarded and violated their DC&R process. DPR reminded Ms. Hyslop that HOA matters are outside DPR's review. Issues were raised by DPR about the Municipal Code requirements for Companion Units, 141.0302. The applicant wished to continue the review until a future meeting to resolve issues

Please Provide for FINAL REVIEW:

- a. Please reconcile the requirements of SD Muni Code, Companion Units, 141.0302.
 - a. Record Owner agreement with City (approved by City Attorney) that Owner shall reside in either primary or companion unit. Agreement goes with Title. How is this possible with two separate lots? Will the owner actually live on either lot?
 - h. One off-street parking space required per bed room of companion unit. Min. one parking space per companion unit.
 - i. Off-street parking shall not be located in the area between the street wall and the front property line.
- b. References: Street Wall 113.0103, Determining Street Wall 113.0264, Determining Street Wall Line 113.0267.
- c. Please study having a secondary storm water mitigation furrow further down slope.
- d. Please meet with the HOA.

7. PRELIMINARY REVIEW 07/15/2014

Project Name: **ZAVARO RESIDENCE**
1994 Via Casa Alta
Project #: 327381
Zone: RS-1-1

Permits: CDP, SDP, Variance
DPM: Laura Black, (619) 236-6327
Lblack@sandiego.gov
Applicant: Sasha Varone, (619) 231.9905

Scope of Work:

(Process 3) CDP and SDP for construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa, on a vacant 22,291 square foot lot located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The project shall be consistent with council policy 600-27. The project has a sustainability goal of Leadership in Energy and Environmental Design (LEED) Platinum Certification.

APPLICANT PRESENTATION 07/15/14: (Sasha Varone, Richardo Torres)

The proposed project was presented. The Via Casa Alta lot is on a steep hillside and in a Multiple Habitat Planning Area. The Neighborhood is composed of large homes (average 7,800 sq. ft.), proposed home is 4,843 sq. ft. To reduce the house to encroachment into the slope, a variance for a 3 ft. front setback is considered. Will develop 23% of lot. Side yard setbacks 7 ft. & 14 ft. 3 story house. 3 parking spaces, plus 2 on street, 23 ft. driveway has space to park 2 more. Drainage diverted to street. Will restore any Coastal Sage Shrub disturbed.

DISCUSSION 07/15/14

Discussion centered on constraints on using the steep slope and having a house of the size that matched the neighborhood.

Please Provide for FINAL REVIEW:

- a. Update on the environmental documents.
- b. The time interval will be used to allow DPR Members to visit site.

8. COURTESY REVIEW 07/15/2014

Project Name: **SERROS RESIDENCE ADDITION CDP**
335 Dunemere Drive
Project #: 363058
Zone: RS-1-7
Permits: CDP
DPM: Glen Gargas, (619) 446-5142
ggargas@[sandiego.gov](mailto:ggargas@san Diego.gov)
Applicant: Stephen Magerkurth, (619)665-3999

Scope of Work:

(Process 3) Coastal Development Permit to add 79 sq ft addition at the 1st floor & new 647 sq ft 2nd floor addition with 2 decks (totaling 100 sq ft) to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable) in the La Jolla community Plan.

APPLICANT PRESENTATION 07/15/14: (Ron Despojado)

The project was presented as per the scope. Applicant believes that views will not be blocked. Small addition to total FAR, 0.57, where 0.60 is allowed. Historical report will be needed.

DISCUSSION 07/15/14

Sec. of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ CP.)

Please Provide for PRELIMINARY REVIEW:

- a. Please consider modifying design so as not to interfere with the view from the street.
- b. DPR Members should visit site.

9. COURTESY REVIEW 07/15/2014

Project Name: **COPLEY TPM & CDP**
1252 Virginia Way
Project #: 356092
Zone: RS-1-7
Permits: TPM, CDP
DPM: Michelle Sokolowski, 619-446-5278
msokolowski@[sandiego.gov](mailto:msokolowski@san Diego.gov)
Applicant: Jeff Tanneberger, 760.730.3351 x13

Scope of Work:

(Process 3) Tentative Parcel Map and Coastal Development Permit (Amendment to CDP 92-0202) to consolidate 8 lots, re-subdivide into 2lots (14,643 square foot lot and 13,523 square foot lot), demolish 174 square feet from the existing residence, thereby creating two single-family residences where one currently exists. The 28,151 square foot site is located at the southwest corner of Virginia Way and Ivanhoe Avenue East, at 1252 Virginia Way, in the RS-1-7 Zone and the Coastal (non-appealable) Overlay Zone, within La Jolla Community Plan area.

APPLICANT PRESENTATION 07/15/14:

The Applicant/Representative was not in attendance. The Item was not presented.