

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

**September 9, 2014 Present:** Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh, Will

**September 16, 2014 Present:** Collins, Costello, Mapes, Ragsdale, Welsh, Will, Leira

**1. NON-AGENDA PUBLIC COMMENT**

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

**9/9/2014**

- a. Katherine Kennedy presented an email from Michael Costello to her designer. The subject of the email was an inquiry into the designer's status as an architect.

**9/16/2014**

- b. **Kennedy:** 604 Gravilla Place. Miss Kennedy presented a letter from the Calif. Architects Board addressed to her architect questioning his license. A copy is Attached to this Report.
- c. **Bourgeois:** 604 Gravilla.
- d. **Ragsdale:** presented an email from a citizen with complaints about Tourmaline Construction using the Categorical Exemption to demo 49 % of walls, inexpensive construction, over-sized construction (?), all for rapid resale. Lists 6 houses in Bird Rock. **Request:** place Categorical Exemption problems on DPR Agenda.

**2. PRELIMINARY REVIEW**

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

Project Name:	La Jolla Country Club Pump Station and Reservoir	Permits:	CDP, SDP
Project #:	327584	DPM:	Angela Nazareno 619-446-5277
Zone:	City		anazareno@sandiego.gov
		Applicant:	Darren Genova 619-533-4659

WBS No. B-11024.02.06, SDP CDP Process- CIP-2 to construct a new 0.88 million gallon concrete reservoir almost entirely within the existing footprint of the existing reservoir bottom and overflow elevations. Replacement of pump station and 3 new pumps will be installed along with a pressure valve, valve vault, bypass lines, reservoir inlet/outlet piping, security/fencing, electrical upgrades, permanent drain.

**APPLICANT PRESENTATION 09/09/14:** (Darren Genova, David Manela, Project Manager, Sylvia Rendon)  
*The proposed project was presented, including the justification for the project which will include removal of the existing reservoir and replacement, within the same footprint. The reservoir will conform to current standards. The flow rates will be increased from 1600 gpm to 2125 gallons per minute, and a storage capacity increasing from 0.5 to 0.8 million gallons.*

*The existing reservoir is 100 years old. Construction is expected to start November 2015. The pump building is concrete masonry construction, roughly the same size and configuration as the existing, and the same height. The reservoir will have a concrete roof. The existing wrought iron perimeter fence will be maintained. Solar collectors will not be included.*

**DISCUSSION 09/09/14**

*A discussion ensued with comments about the location and the uses that would be instituted at the site. The water is the metropolitan water system.*

*The construction sequence was discussed: approximately 2 years' construction. The City will provide neighborhood communication about the project, addressing noise, dust, traffic, and other similar issues.*

**SUBCOMMITTEE MOTION 09/09/14:** The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project.

(Kane / Will 8-0-0)

In Favor: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Welsh, Will

Oppose: None

Abstain: None

**Motion Passes**

**SUBCOMMITTEE MOTION 09/09/14:** Findings CAN be made for a Coastal Development Permit and Site Development Permit to construct a new 0.88 million gallon concrete reservoir.

(Costello / Collins 7-0-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**3. FINAL REVIEW (Previously presented 7/8/14 and 7/15/14)**

Project Name:	<b>SACIDO RESIDENCE</b>	Permits:	CDP, SDP
	901 Skylark Drive	DPM:	John S. Fisher, (619) 446-5231
Project #:	349884		<a href="mailto:JSFisher@sanidiego.gov">JSFisher@sanidiego.gov</a>
Zone:	RS-1-5	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 a guest quarters at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and guest quarters 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.*

**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.

**FINAL REVIEW 09/09/2014 (PREVIOUSLY REVIEWED 07/08/14 and 07/15/14)**

**APPLICANT PRESENTATION 09/09/14:** (Mark Farrington, John Krizan)

*The proposed project was presented, with responses to each of the items previously requested. The street wall and the stormwater control methods were reviewed.*

*An email from Bart Sefton was presented that indicates that the Architectural Jury of the HOA has approved the project.*

*Landscape Architect John Krizan described the proposed improvements to the properties.*

#### **DISCUSSION 09/09/14**

*A discussion ensued about the methods of controlling stormwater flow. The companion units are less than 700 sf each. A discussion ensued about the possibility of vacation or additional rental properties.*

*The existing eucalyptus trees will be removed.*

*Bill Pierce, the president of the HOA, described the review process as it presently stands.*

**SUBCOMMITTEE MOTION 09/09/14:** Findings **CAN NOT** be made for a 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, and a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site. **This is based upon the findings that:**

- a. The proposed project is not consistent with the neighborhood character,
- b. The habitable units and structure are inconsistent with the SDMC 141.0302,
- c. The project presents a street wall that is inconsistent with SDMC 113.0103, 113.0264, and 113.0267.
- d. The off street parking requirement is not met for these additional spaces that appear to serve as bedrooms.
- e. The record of agreement with the City Attorney limiting the use of the companion units was not presented.
- f. The boundary adjustment divides one larger open space and creates two smaller open spaces, which is inconsistent with recognized planning practice to consolidate and create larger and more coherent open space.

(Costello / Mapes 6-1-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Welsh

Oppose: Will

Abstain: Benton, as Chair

**Motion Passes: Project is NOT recommended for approval.**

#### **4. FINAL REVIEW (PREVIOUS COURTESY REVIEW 07/15/2014 and PRELIMINARY REVIEW 08/12/14)**

Project Name: **SERROS RESIDENCE ADDITION CDP**

335 Dunemere Drive

Permits: CDP

Project #: 363058

DPM: Glen Gargas, (619) 446-5142

Zone: RS-1-7

ggargas@sanidiego.gov

Applicant: Stephen Magerkurth, (619)665-3999

Ron Despojado

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**

*Secretary 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 Community Plan.)*

**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.

**APPLICANT PRESENTATION 08/12/14:** (Ron Despojado)

*The project was presented. The design was reviewed, as it pertains to the setbacks, the configurations of the additions, and the resulting elevations of the proposed house.*

*A discussion ensued about the scale of the second story addition, with the balcony over the northwesterly corner, which is significant in the view down the street to the west. The overall scale of the proposed design was discussed.*

*The applicant requested that the project be continued to the next meeting.*

**APPLICANT PRESENTATION 09/09/14:** (Ron Despojado)

*The project was presented: changes have been made to the design to accommodate 2 additional parking spaces and the exterior configuration is altered to provide a small setback at the Dunemere Drive frontage, resulting in a reduction in the total floor area at the second floor.*

*A discussion ensued about the historic status of the building: the historic status of the building is presently being reviewed, and a finding regarding the historic significance will be forthcoming in the future.*

*A discussion ensued about the current design, with the possibility that the Secretary of the Interior Standards may later be applied to this project.*

**DISCUSSION 09/09/14**

*A discussion ensued about the change the second story would present to the character of Dunemere Drive, by creating a street wall that is greater than the existing. There is a concern that the street will become “walled in” with higher buildings at the side.*

*Secretary 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 Community Plan.)*

*The Applicant requested that the matter be continued to a later date.*

**5. FINAL REVIEW (PREVIOUS PRELIMINARY REVIEW 08/12/14)**

Project Name:	<b>ANZAR RESIDENCE</b>	Permits:	CDP, SDP
	1253 Muirlands Vista Way	DPM:	Tim Daly, (619) 446-5356
Project #:	363245		TDaly@sandiego.gov
Zone:	RS-1-5	Applicant:	Camilla van Bommel,
			(858) 459-9291
			cvanbommel@islandarch.com

LA JOLLA Coastal Development Permit (Process 2) to demolish an existing single story family residence and construct a new 8,636 sq ft, 2 story residence on a 24,766 acre lot. The site is located at 1253 Muirlands Vista Way in the RS-1-5 zone, Coastal Overlay (Non-Appealable) within the La Jolla community plan area

**APPLICANT PRESENTATION 08/19/14:** (Drex Patterson, Camilla van Bommel)

*The project was presented, with a site plan and landscape plan. The existing retaining walls at the site will remain. The proposed FAR is 0.36 where a maximum of 0.45 is permitted. The landscaping is 45% where 30% is permitted.*

*The project information was received.*

**Please Provide for FINAL REVIEW:**

- a. Aerial photographic views, one showing the site and another showing the neighborhood.
- b. A photographic survey of the street frontage, showing the elevation in relation to the neighbors.

**APPLICANT PRESENTATION 09/09/14:** (Drex Patterson, Camilla van Bommel)

*The project was presented, with the additional photographic information as requested. The project was reviewed, and the scale and composition fronting the street were reviewed.*

*The project information relating to the design of the house and grounds, and the scale and character of other houses in the area were reviewed.*

**SUBCOMMITTEE MOTION 09/09/14:** Findings CAN be made for a Coastal Development Permit and Site Development Permit to demolish an existing single story residence and construct a new 8,636 sq ft, 2 story residence on a 24,766 sf lot. The site is located at 1253 Muirlands Vista Way.

(Collins / Costello 5-0-2)

In Favor: Collins, Costello, Kane, Mapes, Welsh

Oppose: None

Abstain: Benton (Chair), Leira, Will

**Motion Passes**

**6. PRELIMINARY REVIEW**

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

Project Name: La Jolla High School Stadium Water Easement Vacation

Permits: CDP

Project #: 366028

DPM: Glenn Gargas 619-446-5142

Zone: SDUSD

ggargas@sandiego.gov

Applicant: Michael Kinnear 858-831-0111

Easement Vacation and Coastal Development Permit (Process 2) to vacate a water easement for a previously-abandoned water main located in Block A of Starkey's Prospect Park, Map 1729. This is located in La Jolla High School.

**APPLICANT PRESENTATION 09/16/14:** (Michael Kinnear, PE)

*The proposed project was presented, site plan reviewed. The water line was abandoned in 2001. The school wants to build a concession stand and restroom atop the easement. The Div. of State Architecture approved the building designs.*

**DISCUSSION:**



**8. 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**

**9. 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**