

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
Report – March, 2016

**March 8, 2016 Present:** Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will  
**March 15, 2016 Present:** Benton (Chair), Costello, Kane, Leira, Mapes, Welsh

**1. NON-AGENDA PUBLIC COMMENT**

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

- a. James Ragsdale discussed the schedule of meetings for the Ad Hoc Committee on Residential Single-Family Zoning. The participants in that effort have formed a new and separate group called the Community Collaborative. This process will be undertaken as an overlay zone. The purpose is to provide a means for better alignment of the zoning code with the La Jolla Community Plan. They plan on four meetings over the next six weeks, working with architects, members of the public, and others, and to ultimately develop a final proposal that could go forward to the public, the CPA, and the City. These will be working sessions, including sketching exercises to demonstrate how effective some zoning ideas may be.
- b. Diane Kane announced that the committee will be meeting Wednesday 5:00 to 7:30 at the Riford Library. One area of discussion will be the incentives and disincentives inherent to the proposed overlay zone.

**2. APPROVAL OF MEETING MINUTES**

Meeting February 16, 2016: to approve as presented with an amendment on the vote by Kane on Item 3, 6083 La Jolla Scenic Drive South: Kane's vote was in favor of the resolution.

(Will / Collins - 8-0-1)

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

Oppose: None

Abstain: Benton (Chair)

**3. FINAL REVIEW 3/8/16** *(Courtesy presentation 1/19/16 and Preliminary Review 2/16/16)*

Project Name:	<b>Zephyr Residence</b>	Permits:	CDP & SDP
	921 Muirlands Drive	DPM:	Mike Westlake (619)
Project #:	459676		
	446-5220		
Zone:	RS-1-2		
	<a href="mailto:mwestlake@sandiego.gov">mwestlake@sandiego.gov</a>	Applicant:	Mike Lake

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

**APPLICANT PRESENTATION 1/19/16:** (Mike Lake, Mandy Miller, and Doug McNeff)

The project was introduced. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. A brief discussion ensued about the character of the neighborhood and the proposed design. The maximum height at the ridge is 28' - 4"; other elements will project close to or appear to exceed the 30-foot height limit.

The existing improvements on the site were discussed, and the relation to the proposed development. The change in grade at the site will not exceed 3 feet.

A stormwater detention basin will be provided at the southwesterly portion of the site. The larger existing shrubbery, principally bougainvilleia, fronting Muirlands Drive will be retained. Some of the larger trees on the site, which are pines, will be retained. The landscape concept was reviewed.

**DISCUSSION 1/19/16**

The proposed design was reviewed, and information about the site and the landscaping were discussed.

*Please provide for the next presentation:*

- a. *A more detailed design of the proposed stormwater detention basin, with a landscape treatment.*
- b. *Provide cross sections through the road across the property, extending from the street to the property line.*
- c. *Provide a cross section through the entire property, through the stormwater detention basin, parallel to the southerly property line.*
- d. *Provide a photographic simulation of the proposed house in the view from Muirlands Drive.*
- e. *Provide a materials sample board.*

**APPLICANT PRESENTATION 2/16/16:** (Mike Lake and Mandy Miller)

The project was reviewed, with the additional exhibits and information requested. A materials sample board was presented, with a sample of the coping tile for the swimming pool.

The stormwater retention basin was reviewed, in relation to the proposed landscaping.

**DISCUSSION 2/16/16**

A discussion ensued about the placement of the house on the existing site, and the relationship to the views from the street. The proposed design with the gambrel roof, and the massing shown in the roof plan were discussed.

The relation of the proposed design to the street, including the proportion of the residence, and the landscaping at all sides, were discussed.

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Please provide at the next presentation:

- a. An exhibit showing the relationship to the neighbors to the east and northeast. Extend the site sections to include the house to the north and the east, extending to the street where it fronts.
- b. Please provide photos of the existing view before the proposed house is placed there.
- c. Please provide photos of the houses on both sides of the street, extending at least 3 homes in both directions.

This matter is continued February 16 to a later meeting.

**APPLICANT PRESENTATION 3/8/16:** (Mike Lake and Mandy Miller)

The requested materials and information were presented and reviewed. The photographs of the neighborhood context were presented with the rendering of the proposed house included.

The site sections were presented, showing the relationship of the proposed residence and the site alteration for the stormwater retention basin in relation to the adjacent properties and the road.

**DISCUSSION 3/8/16**

Matthew Welsh and others noted that the proposed design is sensitively and appropriately placed on the site, with good setbacks, and appropriate location of the stormwater retention basin.

Mr. Ragsdale noted that the use of materials was appropriate for the exterior finishes; and agrees that the site plan is well-placed and appropriate. Mr. Will noted that the style of the house is well-done and considerate of the neighbors.

Ms. Leira noted that the house has captured the spirit of the Muirlands, with a good rendering of the styles that have been historically found in the area.

**SUBCOMMITTEE MOTION :** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit and Site Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Drive.

(Ragsdale / Mapes 8-0-1)

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

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**4. PRELIMINARY REVIEW 3/8/16**

Project Name:	<b>311 Sea Ridge Drive</b>	Permits:	CDP & SDP
Project #:	451591	DPM:	William Zounes (619) 687-5942
Zone:	RS-1-7		<u>wzounes@sandiego.gov</u>
		Applicant:	Elizabeth Carmichael

Demolish an existing single dwelling unit and construct a 8,968 square-foot single dwelling unit. The project incorporates a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption , in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The 0.17-acre site is located within: the Coastal Overlay Zone (Appealable); Sensitive Coastal (CB - First Public Roadway - Appealable); and Coastal Height Limitation Overlay Zones; Sensitive and Potentially Sensitive Vegetation/Environmentally Sensitive Lands (ESL); Floodway - FP100; Parking Impact (Coastal and Beach); Residential Tandem Parking; and Transit Area Overlay Zones. The project is in the RS-1-7 zone of the La Jolla Community Plan. *Sustainable Buildings Expedite Program*

**APPLICANT PRESENTATION 3/8/16:** (Elizabeth Carmichael, Tyler Jones, and David Lesnick)

The project was presented, with a discussion of the nature of the site and the existing views to the ocean. The entrance sequence was presented, and the plans and sections of the proposed residence. The 4027 sf, where a maximum floor area of 4161 sf is permitted (FAR = 0.57).

There will be equipment located on the roof that is screened from view from the street. The rooftop equipment is very close to the maximum 30-foot height limit. The applicant has discussed the project with the City and Coastal Commission staff. The applicant has discussed the project with a neighbor across the street, Jacquelyn Zustiak, as well as the neighbors immediately to the south.

The roof will have a photovoltaic array, the rooftop equipment, and a roof deck.

The materials were reviewed: porcelain enamel finish, neolith, and other accent colors and elements.

The stormwater plan includes a water scrubber and then the water will be discharged to a storm drain at street level. The stormwater management plan relies in part on permeable pavers that allow stormwater to enter the onsite soils. The swimming pool equipment is located in the basement of the house.

The project provides a View Corridor at the south side that is roughly 10% of the lot width. Adjacent to that is an open view area under a trellis roof element.

The project qualifies for Sustainable/Expedite Processing due to the use of recycled materials, solar collectors, energy usage, and other elements.

**DISCUSSION 3/8/16:**

The security for the swimming pool is provided by a wall 5 feet high. At the street frontage, there is a glass panel 5 feet high to provide an unobstructed view from the sidewalk to the view.

The landscape plan and plant materials were discussed.

Please provide at the next presentation:

- a. Please contact the neighbors to review the project with them.
- b. Please provide a photo strip of the houses on both sides of the street, extending at least 3 homes in both directions, with the proposed house placed in that composition.
- c. Verify whether the calculation that the penthouse at the roof is to be included in the floor area calculations.
- d. Please provide copies of the geotechnical report and the paleontology report for the site, including the monitoring method.
- e. Please review the prominent placement of elements at the north side of the property, which includes angular elements and the closure of the site on that side. Please provide a color selection that implements more muted beach-oriented colors.
- f. Review the design of the windows at the second floor and the relationship to the street.
- g. Please provide an updated landscape plan with plant materials selection list. Provide a colored landscape plan.
- h. Provide additional information on the clarity of the view through the glass panel fronting the street at the View Corridor at the south area.

This matter is continued March 8 to a later meeting.

**APPLICANT PRESENTATION 3/15/16:** (Elizabeth Carmichael and David Lesnick)

The presenters addressed each of the items described in the last meeting. Clark Bell (321 Sea Ridge); Ready; Zustiak; Betsy & Pat Wagner; Dorothy & Chichi Bengochea.

The street view composition shows the project in relation to the adjacent buildings. Most of the adjacent properties are also 2 stories in height.

The floor area calculations were reviewed: the penthouse is 259 sf, and no more than 10% of the area of the roof; and is exempted as the top floor of the building.

The findings of the geotechnical report was presented, in which the 75-year recession line was shown, which is not as far as the 25-foot building setback line.

The materials sample board was reviewed, and a discussion ensued about the selection of colors for the exterior. The relation to the colors and materials of the other buildings in the neighborhood was discussed. The window frames are bronze anodized, and the glazing is a gray tint.

The windows facing the street are at interior closets and bedroom spaces.

The revised landscape plan was presented, with the revised plant list and a new composition of the planting.

The landscaped area is 17% of the site. The glass panel at the front view corridor is a clear glass.

### **DISCUSSION 3/15/16**

The proposed house is close to the maximum size allowed, with a full basement extending beyond the walls of the building above and a dedicated View Corridor on the sideyard setback that is linked to an open area under roof. The floor plan does not provide for connection or interaction with the street (it is turned inward and away from the street). The public safety and the relationship to the neighborhood is diminished.

The color selection is inconsistent with the character of the neighborhood, and the use of harsh basic black, grey and white colors although it is consistent with the design approach.

The use of the glass panel at the View Corridor was discussed, and how it has the potential to intrude on the lap pool, which is a relatively private portion of the site.

The lack of “eyes on street” changes the character of the neighborhood that traditionally had windows and porches facing the street, allowing for better social linkage of the residents to the life on the street and neighborhood. It was suggested that the so called “porch-ocean see through” be treated as the traditional porch of the American neighborhood.

Please provide at the next presentation:

- a. Physical samples of the materials
- b. Renderings in white
- c. Reconsider the front porches at both floors and their relation to the street.

This project is continued March 15 to a later meeting.