

La Jolla Shores Permit Review Committee– Minutes
Special Meeting
Thursday January 27, 2011

1. Non-Agenda Public Comment - None
2. Chair Comments –Order of the agenda has been changed to hear Item B first
Room 1 is assigned to another group and we must vacate room by 5:45
3. Project Review –A-B

Committee members present: Boyden (Chair), Lucas (Secretary), Furtek, Morton, Schenck. Absent: Merten, Morrison, Naegle.

A. Diarq-Westway Permit Amendment

- PROJECT NUMBER: 225627
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 8436 Westway Drive
- PROJECT MANAGER: Morris Dye; 619-446-5201; mdye@sandiego.gov
- OWNERS REP: Edward Sutton, 858-459-9291; ed.sutton@islandarch.com

Project Description: Demolition of existing 2-story 3,297 sf house. Construction of new 2-story 7,453 sq. ft. single-family residence, including hardscape, retaining walls, terraces, cantilevered pool and spa and relocation of driveway. Applicant is requesting an amendment to Site Development Permit (SDP) 416634 and Coastal Development Permit (CDP) 416633.

Seeking: Site Development Permit (SDP) and Coastal Development Permit (CDP)

Presented by: Tony Crisafi

Compared the current design with the design that was previously approved and has a CDP and SDP. This house is 10% smaller compared to the approved design and has a lower overall average roofline. There are larger front and rear yards.

Lucas: The house below this is being remodeled and there are drainage concerns from the downslope neighbors. Are there drainage issues and how are you proposing to handle these?

Response: There is a cistern at the southwest to catch water runoff. In the event of the “100 year” rains, there are two overflow chutes with energy dissipaters that drain to swale below which feeds into the to city drainage system. There are no suspected ancient landslides at that area, or ancient creeks

Morton: Foundations system? *Response: standard with no caissons. Retaining walls in front are 5’ to 7’, with one spot at 9’.*

How do you make a 7’ retaining wall in the public setback? *Response: That will need to be corrected – will open it up and make it conform.*

Public comment:

Dr: Hamid Mani

Would like to see story poles all over proposed bldg site, not just 2 poles.

Bruce Rudd (representing Dr. Mani): Concern regarding the visual corridor and the massing of the structure and the height. Requesting story poles showing the heights of the building. Poles on south, northwest, and west end of entry would be helpful. Would like to see some of the trees onsite trimmed, [but it turns out the large ficus tree is on another property]. There is a eucalyptus tree that potentially could be trimmed to enhance views. Lives across Westway on corner of Calle del Oro

Mr. Robinson (representing homeowner Evans): Has sightline concerns and wants story poles as requested by other neighbors upslope. Quotes the LJ Community Plan: "Houses should be sited to preserve views as possible" [committee comment: this refers to public view]. . . She would like to still see the view of the Scripps pier. (Lives on Calle del Oro, next home upslope from Dr. Mani)

Response: Discusses placement of story poles so as to be the most indicative of the proposed structure. There is a complication in that the house is currently being leased and the owners are travelling, so that there are access issues. He will do what he can to get these up in a representative fashion.

Wetzler (neighbor bordering south property line on Westway): Single concern is with the driveway, which is really close to the property line and upslope from his house. How does it work? Is worried about the structural integrity of the hill and safety issues if a car does not make the tight turn. *Response: There is a low retaining wall that comes out of grade as you drive into the driveway. That could be increased in height making it safer. Does not see any landslide issues. The driveway does slope down into the garage, but the turning radius is adequate. Will meet with the Wetzlers to show 3 D representation.*

Mary Beth Adderle: Other neighbor living upslope on Calle del Oro has the same concerns expressed by the other neighbors.

Board Discussion:

Boyden: We can't require story poles, but it looks like the applicant is willing to put them up. Additionally, the City--and therefore we--does not protect private views.

Time was running short due to room scheduling. The board has questions and would like the applicant to come back.

Motion: Lucas; Second: Morton

Continue item to future meeting. The committee requests the following information:

- Driveway engineering in response to concerns expressed by neighbor Wetzler.
- Put up story poles to demonstrate to Dr. Mani and Ms. Evans the heights of the new building in several areas (Crisafi indicated that it may be difficult to get the cooperation of the tenant). Bring photos of story poles enhanced with proposed building outlines if possible.
- Outline, in another color, current house site plan and elevations superimposed over the permitted and proposed designs on existing drawings
- Provide information on proposed drainage system and how it will work.
- Elevations on houses across street and up Calle del Oro (site survey can show this)
- Meet with adjacent neighbors and report on the concerns.
- Provide an outline of the site coverage of the two homes on either side along with the proposed project.

Motion carries 5-0-1

Approve: Furtek, Lucas, Morton, Schenck; Oppose, 0; Abstain: Boyden (chair)

B. Rosen Residence

- PROJECT NUMBER: 221438
- TYPE OF STRUCTURE: Single Family Residence
- LOCATION: 8814 Robinhood Lane
- PROJECT MANAGER: Glenn Gargas; 619-446-5142; ggargas@sandiego.gov
- OWNERS REP: Erika Love; 619-857-7406; pacificpermits@aol.com

Project Description: Remodel of existing 1726 sq. ft. single family residence. Proposed scope is an 858 sq. second story addition (applicant) [Coastal Height Limit and Campus Parking Impact Overlay Zones. City]

Seeking: Site Development Permit

Presented by: Erika Love

858 sq. ft. being added to second floor addition. Elevations of the project were shown. There is an existing partly covered patio where part of the expansion will be made.

City issue: Step back the second floor about 2 feet. [Originally suggested by the La Jolla Shores Advisory Board which recommended the project for a Process Three].

An attempt was made to clarify side yard setbacks. It appears that there may be about 20' between this house and the one to the north, less between this and the houses to the south. Front yard setback is 18' on 300' survey, but applicant cited: 15 ft front yard setbacks. Range in neighborhood is 12 – 23 ft, with most in the 15 – 18 ft range.

Public comment: no neighbors present

Board Discussion:

Lucas:

While driving by to the meeting I inspected the site and could see no notice posted. *Response: It was on the left side of the garage.*

It is not there now. I don't think that we should be hearing this project or voting on this as that notice needs to remain up so that the neighbors are aware of the project.

Response: The city mailed out notices to the neighbors within 300 ft, and that should be sufficient.

Have they talked with the neighbors?

Response: She hasn't, she did not know about the owner, but didn't believe so.

(During the board discussion, Lucas had a person drive up to the house and confirmed that there is no notice currently posted).

Are there any other 2-story houses on Robinhood Lane?

Response: No – but there are two on Cliffridge Ave. that border the west of the property and more on other streets in the area.

Lucas: Even though this is a modest addition, proper notice should be given. I do not believe that is the case and can not support this project at this time.

Morton, Furtek and Schenck look at layout of second floor plan and ask questions regarding layout to the representative.

Morton: Can you step the second floor back on the North side of the house?

Response: in the bedroom areas yes, but the bathroom in between the two bedrooms is already a tight space and can't be recessed any more than it is.

Would you be willing to change the plan here with a 12" setback in the two bedroom areas? *Response: yes.*

Motion: Morton; Second: Schenck

Findings can be made based on changes noted on the plans 1/27/11, showing the change adding a 12" step back to north elevation on the second floor in both bedroom areas, leaving the middle bathroom section flush with first floor. Applicant is to provide dated photo showing notice posted on the property by Monday 1/31/11 and an affidavit from the immediate neighbors indicating that they had been noticed on this addition. These should be e-mailed to the PRC chair.

Motion carries 3-1-1

Approve: Furtek, Morton, Schenck; Oppose: Lucas; Abstain: Boyden