
Muirlands Panorama CC&R Architectural Jury MEMO

Date: 19 November 2019

To: Trip Bennett, A. J. Remen, Matt Peterson, Ciara O'Shea and Dermot O'Shea

From: Muirlands Panorama CC&R Architectural Jury

CC: Muirlands Panorama neighbors upon request

Subject: Feedback on Revised November 5, 2019 Additions at 5911 La Jolla Mesa Drive

The jury thanks the architects and owners for submitting revised plans and correspondence for the 5911 La Jolla Mesa Drive additions which address the concerns of the jury.

Based on drawings and pictures provided by the architect, the jury has again confirmed that the agreed height line to preserve primary views (from the main living quarters) of the uphill (North) neighbors has been maintained, consistent with the previous plans. The jury thanks the parties for being mindful of this critical issue. A key aspect of this analysis assumes that the "elevator" structure does not go beyond the previously agreed-to view preservation envelope and does not diminish any of the primary views of the upslope neighbors.

With regard to the scale of the project, it is apparent (based on comparators provided by the owners), that this project is indeed large for this neighborhood, however, the FAR is within City guidelines and the street facing dimensions are compatible with existing homes and the proposed lowering of structures to the East in the November 2019 plans will minimize the visual impact for canyon neighbors.

With the following provisions outlined in the November 5, 2019 revised plans, the jury is agreeable with the project moving forward and approves these plans and the associated site improvements:

1. The cabana will not be a companion unit, will be single story with underground basement, and it has been lowered by ~2.5 ft.
2. The pool and deck have been lowered by ~2.5 ft, lessening the visual impact on canyon neighbors. This satisfies one of the suggestions from the previous jury memo.
3. The hardscape now provides three shorter (</= 40"), terraced walls wrapped around the East side project with significant addition of planters to incorporate greenery/vegetation. This addresses the other suggestion from our previous memo.

As previously stated, the jury is not able to provide legal, structural, or engineering opinions, nor render opinions on the Land Development Code. The jury expects the owners to abide by the guidelines of the LJCP and the LJ Development Permit Review (DPR) Committee regarding Steep Hillsides, Sensitive Vegetation and Private Open Space. All of these matters should be addressed during the Coastal Development review process and will require LJ DPR and city approval.

The jury again requests that the owners please remove the over-grown weeds, per the CC&R guidelines, in front of the property on both sides of the sidewalk asap and keep this area tidy throughout the project.