

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
SEPTEMBER 2010

9/14/10 Present: Costello, DuCharme Conboy, Hayes (Chair), Kane, Leira,

1. Meeting was called to order at 5:01 PM.

**2. Since LJ DPR Chairman Crisafi was absent, as per Bylaws, Chair Pro Tem was elected.
Subcommittee Motion: Lynne Hayes nominated Chair Pro Tem
(Costello/DuCharme Conboy 5-0-0)**

Yes: Costello, DuCharme Conboy, Hayes, Kane, Leira

No: 0

Abstain: 0

9/21/10 Present: Costello, DuCharme Conboy, Gaenzle, Hayes (Chair), Leira, Thorsen

1. Meeting was called to order at 5:04 PM.

**2. Since LJ DPR Chairman Crisafi was absent, as per Bylaws, Chair Pro Tem was elected.
Subcommittee Motion: Lynne Hayes nominated Chair Pro Tem
(DuCharme Conboy/Costello 6-0-0)**

Yes: Costello, DuCharme Conboy, Gaenzle, Hayes, Leira, Thorsen

No: 0

Abstain: 0

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FINAL REVIEWS

Project Name: **6604 MUIRLANDS - previously reviewed July 2010**

6604 Muirlands Dr.	Permits:	CDP, Tentative Map, Variance
Project #: JO#00-0000/199877	DPM:	Diane Murbach 619-446-5042 dmurbach@sandiego.gov
Zone: RS-1-4	Applicant:	Tim Golba 619-231-9905 tgolba@golba.com

Scope of Work:

(PROCESS 3) A Coastal Development Permit, Vesting Tentative Parcel Map and Variance to demolish one existing single family residence, subdivide one parcel to create two lots and construct a new single family residence on each new lot with reduced front yard setback. The project site on a 20,456 sf site located in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable) Zone, Coastal Height Limit Overlay Zone, Council District 1.

Subcommittee Motion:

(Thorsen//Ducharme Conboy 6-0-0)

To deny Project:

- 1. Findings cannot be made for a Variance. The decision to subdivide the property, in turn request a Variance, to accommodate two homes is a situation of the property owner's own making, and not a hardship unique to the property.**
- 2. The Project's Bulk and Scale of these two homes would not promote good design with respect to visual harmony in the transition from new to existing structures.**
- 3. Findings cannot be made for a Coastal Development Permit and Tentative Parcel Map and Variance to request a 10 ft rather than a 20 ft setback as this would adversely effect the criterion for safety of the traffic conditions of the hairpin curve.**

Committee Comments in support of the Motion:

A. Large lots are common on Muirlands because of the neighborhood's hilly nature. More space is needed for the structures to be located in a way that is sensitive to the terrain and the difficult, narrow, curving roadway. The special circumstances of this site dictate that the lot remain as one. Therefore, findings cannot be made for a Coastal Development Permit and Tentative Parcel Map for a lot split.

B. This Project's Massing is not in compliance with the Scale and Character of the neighborhood. At the driveway on the North lot, the wall measures 28 ft from paving (ground) to the eaves (before it slopes up), thus is not in compliance with Bulk and Scale of neighborhood (nor Community Plan). In the Muirlands, it makes sense to have the scale of buildings smaller around curves, because of the hairpin curve, the North house needs to step down more, but instead the North house steps up. The North house is not in Scale and Character with neighborhood.

C. Although the Zoning might allow a lot split, the current house sizes in the neighborhood, and today's desire for larger houses mean the lot should not be subdivided. The Variances request is the result of a self inflicted design. The development is out of scale. There is too much interference with views. Pedestrian walkways are a must.

Yes: Costello, DuCharme Conboy, Gaenzle, Hayes, Leira, Thorsen

No: 0 Abstain: 0

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PRELIMINARY REVIEWS

Note: Preliminary Reviews can be rendered a final action if the Committee feels that it is warranted.

Project Name:	NYUGEN RESIDENCE - PREVIOUSLY REVIEWED July 2009	Permits:	Variance
	8007 Ocean St.	DPM:	Diane Murbach 619-446-5042
Project #:	PO#178761		dmurbach@sandiego.gov
Zone:	LJDPO-5	Applicant:	Sutton Gunning 858-459-0805
			Sutton@jamesalcorn.com

Scope of Work:

(Process 3) Re design to add a proposed basement. The Cottage is one of the four condominiums located at 8007 Ocean Street in La Jolla. The project proposes a 390 square foot addition (2nd floor and 3rd floor roof top penthouse), and a 430 square foot basement addition (+/- 365 sq ft exempt), to an existing 506 square foot single story condominium. The project is a Process 3 Hearing Officer decision for a Variance to reduce the required setbacks for the proposed addition. Staff supported the previous design, and support this redesign.

Subcommittee Motion:

(Hayes/Ducharme Conboy 5-0-0)

To merge the Preliminary Review and Final Review.

Yes: Costello, Ducharme Conboy, Hayes, Kane, Leira

No: 0

Abstain: 0

Subcommittee Motion:

(Hayes/Ducharme Conboy 5-0-0)

Findings can be made to approve the application to add a basement to the previously approved Nyugen Project.

Yes: Costello, Ducharme Conboy, Hayes, Kane, Leira

No: 0

Abstain: 0

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Project Name: **SIMIMI RESIDENCE**
946 Muirlands Vista Way
Project #: JO#00-000/211972
Zone: RS-1-5

Permits: CDP
DPM: Glenn Gargas 619-446-5142
ggargas@saniego.gov
Applicant: Bejan Arfa 619-293-3118
kaivon9@cox.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct an approximate 6,421 gross SF two story single family residence on a 17,408 SF lot the RS-1-5 Zone in the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.

Please provide the following for final review:

- 1. Check CC&R's relative to 2nd story**
- 2. Comment on the Cycles Letters statements about development encroachment down hillside.**
- 3. Photo of current house and simulation of proposed**
- 4. Bring more sections through property and building (through surrounding properties too)**
- 5. Comparison to the neighboring properties**
- 6. Comparison to the opposite side of the street**
- 7. Show how the building fits into the context of the community (ref LJ Com. Plan)**
- 8. How the height relates to the neighbors**
- 9. Materials board with colors, garage door materials**
- 10. Use large presentation boards for photos and drawings**
- 11. Will house block ocean views?**
- 12. What is building height, over 40 ft?**
- 13. Provide complete soils report (can email to Michelle, Island Architects)**

Project Name: **1255 PEARL SCR**
1255 Pearl St.
Project #: PO#217707
Zone: RS-1-7
454-5205

Permits: SCR
DPM: Jeanette Temple 619-557-7908
jtemple@saniego.gov
Applicant: Laura Ducharme Conboy 858-
laura@ducharmearch.com

Scope of Work

(Process 2) Substantial Conformance Review for CDP / CUP No. 99-1169 to expand the second story master closet area, adding an additional 80 sf to the habitable area. Original CDP / CUP allows for the construction of 3,708 sf two story residence w/guest quarters, subterranean one car garage/basement.

Presenter: Laura Ducharme Conboy

The additional 80 sq ft would still be below allowable sq ft and FAR for the residence's original CDP/CUP. There were no other issues.

Lacking a quorum, the Committee will either review the Project at a later date, or the Project will proceed directly to the LJ CPA.

Chair Lynne Hayes: The Committee would like to make findings for Preliminary Review and Final Reviews, but the Committee lacks a quorum for a formal vote.

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INFORMATION ONLY

Project Name: **EAST CLIFF / GABLES / JACK O’LANTERN TOWNHOMES – *courtesy review only***
Coast Blvd between 1235 Coast Blvd. & 1255 Coast Blvd.
Permits: ---
Project #: Not submitted at this time DPM: N/A
Zone: LJPDO – 1A Applicant: James Alcorn 858-459-0805
james@jamesalcorn.com
Sutton Gunning: Sutton@jamesalcorn.com

Scope of Work:

Construct 3 new townhomes – 1. East Cliff – 5,070 SF, 2. Gables – 5,855 SF, 3. Jack O’Lantern 5,550 SF - on a vacant 39,640 SF lot in the LJPDO -1A Zone. FAR: .99, Building area: 39,521 SF

This presentation is for information only as the project in the early stages and is not submitted to the City for any permits at this time.

Presenter: James Alcorn, AIA

**About 5,000 sq ft each, FAR .99 where FAR of 1.3 allowed
Proposal is to build three townhouses in the Vacant Lot between the Goldfish Café,
1255 Coast, and the Brockton Villa, 1235 Coast Blvd.
First level of each townhome will be a parking garage.
Retaining wall will be removed, hill side excavated.
New retaining walls in excavated hill side.**

Committee Comments:

**Exciting to see something done there.
Is it possible to avoid excavation during the Summer season?**