

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
April 2012

4/10/2012 Present: Benton (Chairman), Collins, Costello, Hayes,
Liera, Merten, Thorsen

4/17/2012 Present: Benton (Chairman), DuCharme-Conboy, Costello, Hayes,
Liera, Merten, Thorsen

4/17/12 NON-AGENDA PUBLIC COMMENT

Thorsen: On part of its length, La Cumbre Dr appears to be a divided road, this abruptly ends at a gate. This narrows La Cumbre to a 1-lane road. Was this part of the street vacated or by what process was this closed off? Thorsen is researching.

4/10/12 FINAL REVIEW *previously Reviewed March 20, 2012*

Project Name: **CONTRERAS RESIDENCE**

9554 La Jolla Farms Road Permits: CDP + SDP
Project #: PO# 268481 DPM: Michelle Sokolowski 619-446-5278
msokolowski@sandiego.gov
Zone: RS-1-2 Applicant: Mark Lyon 858-459-1171

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking.

Presenters: Mark Lyon, AIA
Sara Hoffelt

APPLICANT PRESENTATION:

Provided an 18pg handout of Project statistics, drawings, photos. Additions to handout relate to questions below. 2-story 11,886 SF , 35,969 SF lot. Allowed FAR = .45, proposed = .33

Provided for this REVIEW:

Applicant in italics

a. Provide a neighborhood FAR comparison (with lot size, floor area)(County Assessor, or Zillow OK).

Provided raw data in handout. Data is not always accurate, updated, or consistent, inconsistent garage data.

b. Continue to contact neighbors, discuss project. *Mr. Contreras contacted all neighbors (except one, not available, lockbox on door).*

c. Provide an elevation across the street, section, East, to canyon with heights – elevations of neighbors.

Provided a drawing of profiles illustrating relative elevations, building heights, setbacks, angled planes.

d. Provide a photo comparison with neighbors (if not a photosimulation). *Provided a panoramic type composite of photos of all properties on street.*

DISCUSSION:

No public or private views are involved.

The FARs of other houses around are much smaller. *The surrounding lot areas are large.* This lot is smaller with one of the largest houses giving it a much bigger FAR. Maybe it is OK for the Farms?

Keeping some of the existing landscaping, ie nice palms, etc

Deck at vertex of lot has a CDP. There is a trampoline and pool in back.

Likes the angled plane of the second story, as shown in the cross-street elevation.

No environmental issues remaining after preparing report, ie needed to clarify plant species.

LJDPR COMMITTEE MOTION: Findings can be made for a Coastal Development Permit and Site Development Permit to demolish existing residence and construct a 11,886 SF single-family residence on a 0.82 acre site at 9554 La Jolla Farms Road.

(Merten/Collins, 5-0-2)

In Favor: Collins, Costello, Hayes, Merten, Thorsen

Oppose: 0

Abstain: Liera, Benton (as Chair)

MOTION PASSES

Recorder setting 33:00:17:49

4/10/12 PRELIMINARY REVIEW + 4/17/12 FINAL REVIEW

Project Name: **KATES RESIDENCE**

1545 La Cumbre Drive

Permits: CDP + SDP

Project #: PO# 266916

DPM: Sandra Teasley 619-446-5271

steasley@sandiego.gov

Zone: RS-1-2

Applicant: Jackie Temkin 619-446-5271

Kim Grant 619-269-3630

Scope of Work:

(Process 2) Coastal Development Permit to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site at 1545 La Cumbre Drive in the RS-1-2 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

Presenters: Kim Grant, AIA

Jackie Temkin, AIA

4/10/12 APPLICANT PRESENTATION:

Provided a handout of the Project statistics. In the Muirlands area. 7,833 SF 2-story sf house, 22,894 SF lot, FAR allowed = .45, proposed = .34, lot coverage = 18% Keeping the majority of trees.

4/10/12 DISCUSSION:

Applicant in Italics

The Relationship to surrounding houses when a 2-story goes into a 1-story neighborhood is that it immediately changes the profile. The house will be large, using 30 homes, the average FAR is only 0.18.

This 0.34 will change the area.

Area has a country look. 2-story will stand out. *We will retain the split rail fences and cobble stone. We are asking to keep the existing cobble stone gutters. There is a 9-10 ft parkway in front of property line which will be landscaped. Entry will be off Hartley, will change address to Hartley.*

Off street parking on Hartley for guests . Driveway gate swings in. Typically, when there is a driveway gate you need enough off street room (stacking area) for a car to wait for the gate to open.

City CIL roof and chimney projections addressed.

Michael Rollins: *curb to curb distance is 50 ft, traffic is very light, so no problem waiting in street.*

It would help the rural character if you provide sidewalks.

Environmental, archeological monitoring required. Discussed Paleontological, geological recon.

Mrs. Kates contacted neighbors, no problems identified. Will keep trees.

Chimneys of wood burning fire place needs to be 2 ft higher than a roof within 10 ft.

Please provide for FINAL REVIEW:

- a. Please return to allow neighbors a second opportunity to attend a DPR Review.
- b. Please consider a low-key footpath type trail along Hartley.
- c. Please check wood burning chimney heights and SD Muni Code, re chimney heights – roof proximity (ie 2ft > roof within 10ft, and Prop D height?).
- d. Please show the front set back of neighbor, West side, in relationship to your Project.
- e. Please provide a drawing to compare building heights, setbacks, of neighbor’s houses to proposed house.

Recorder setting 33:01:05:32

4/17/12 APPLICANT PRESENTATION:

Provided a handout of the Project statistics.

4/17/12 Provided for FINAL REVIEW:

Applicant in Italics

- a. Please return to allow neighbors a second opportunity to attend a DPR Review. (no neighbors were in attendance)
- b. Please consider a low-key footpath type trail along Hartley. *Considered a path, but there is a level of liability by creating a trail. Pedestrians will have a level area, walkable ground cover.*
- c. Please check wood burning chimney heights and SD Muni Code, re chimney heights – roof proximity (ie 2ft > roof within 10ft, and Prop D height?). *With regards to the chimney, we pulled the roof back appropriately to the 10 ft mark.*
- d. Please show the front set back of neighbor, west side, in relationship to your Project. *Drawing of the project house and neighbors provided. Elevations, building heights, current and proposed massing, and sideyards illustrated.*
- e. Please provide a drawing to compare building heights, setbacks, of neighbor’s houses to proposed house. *Provided in the above mentioned drawing. 1st story 25 ft and 2nd story 29 ft away from property line. Neighbor to rear 71 ft away. Shows how Project house nicely blends in neighborhood.*

4/17/12 DISCUSSION:

There is a problem with the visibility (safety) tri-angle and the driveway gates. Reducing the 6 ft pilasters to 3 ft and gate height to 3 ft would solve problem. Chair wrote on drawings “Final construction documents shall conform to visibility tri-angle as per City Standard”. Architect agreed, dated and signed drawing.

4/17/12 LJDPR COMMITTEE MOTION:

Hayes / Thorsen, (6-0-1) Based on the revised drawings of the driveway gate and pilasters, findings can be made for a Coastal Development Permit to demolish existing residence and construct a 7,965 SF single-family residence on a 0.52 acre site at 1545 La Cumbre Drive.

In Favor: DuCharme, Costello, Hayes, Liera, Merten, Thorsen

Oppose: 0

Abstain: Benton (as Chair)

MOTION PASSES

Recorder setting 34:00:36:46

4/17/12 PRELIMINARY REVIEW

Project Name: **BENSON RESIDENCE**

5970 Camino De La Costa

Project #: **PO# 232790**

Zone: **RS-1-5**

Permits: **CDP + SDP**

DPM: **Sandra Teasley 619-446-5271**

steasley@sandiego.gov

Applicant: **Mark T. House 619-557-0575**

Scott Huntsman

Scope of Work:

(Process 3) Coastal Development Permit and Site Development Permit to construct additions to an existing single family residence located at 5970 Camino De La Costa in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area.

Presenters: Mark House, AIA
Scott Huntsman

APPLICANT PRESENTATION:

Applicant in Italics

Provided a handout of the Project statistics. Explained the relationship and history of the three lots involved in past permit applications. Proposing an extensive remodel of existing house, simplify project.

Lot size = 28,428 SF, GFA = 7,912 SF, FAR allow = 0.45, proposed = 0.28

Lot slopes such that first level is not seen from street.

Sideyard setbacks East 4' 4", West 1st story 5' 10", 2nd story 9'5".

40 ft setback from bluff edge OK. 42" retaining walls in bluff setback (Merten: in 2000 a 6ft retaining wall in 40 ft setback was allowed). 01:05:59

This retaining wall is something for the Coastal Commission to weigh in. *The City has passed it.*

Are you keeping 50% of the existing stuff? *No we aren't. We are going thru a whole Coastal Process.* To get your prescriptive rights of being able to keep part of the existing nonconforming don't you need to keep 50% of existing studs? To be able to keep previously conforming setbacks? Questions if wall can be kept, now is the time to check not during construction.

Asks for support to substitute a street tree species, Sycamore, and locate in the front yard, not in parkway because of conflict with high-pressure water line.

This doesn't qualify for a Coastal exemption process. Instead, you are required to bring this project into complete compliance with current regulations.

Chair: This does not qualify for exemption, and any 50% wall exercise does not apply because you are not going for an exemption. What you, in fact, are going for is a new Coastal Dev Permit. In doing so, in respect to Coastal Regs and Muni Codes, the project in balance should not have an increase in nonconformity but a decrease.

Believe that you are required to have the setback on the ground floor too (on West side).

Two issues. 1. In the Coastal Zone to maintain prescriptive rights, you have to retain 50% of studs. 2. Even if going for a full Coastal Dev Permit. I don't believe this follows Code.

They still need formal comments from the Calif Coastal Commission.

Recorder setting 01:16:55

LJDPR COMMITTEE MOTION: to Combine Preliminary and Final Reviews.

Hayes / Thorsen, (2-4-1)

In Favor: Hayes, Thorsen

Oppose: DuCharme, Costello, Liera, Merten,

Abstain: Benton (as Chair)

MOTION FAILS

Please Provide for FINAL REVIEW:

- a. A letter from the Calif. Coastal Commission (CCC) with the statement of their issues.
- b. Do the SD City Staff and CCC Staff agree that you qualify for an exemption?
- c. Do the SD City Staff and CCC Staff agree with the method for calculating the West sideyard setback and View Corridor?

LJDPR COMMITTEE ANNOUNCEMENTS:

DuCharme-Conboy: 1. math method 2. appropriateness for Member Architects to represent project neighbors as Clients.

Merten: CPA is forming a Ad Hoc Committee to address the issue of Trustees representing neighbor clients. Interested parties should send their name to Crisafi.

Dan Grunow: introduced himself and offered his services as a DPR Member. He works in his family construction business.

Girgis Project has been continued to a future date.

Laura DuCharme-Conboy will be leaving DPR and moving to LJ Shores PRC.

DPR members thanked Chairman Benton for his fine leadership of the LJDPR.