

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For

January 2013

8 Jan 2013 Present: Benton (Chair), Collins, Costello, Grunow, Hayes, Kane, Liera, Thorsen

15 Jan 2013 Present: Benton (Chair), Collins, Costello, Grunow, Liera, Merten, Thorsen, Welsh

1. 1/8/13 NON-AGENDA PUBLIC COMMENT

recorder setting 19/19 00 00 00

Bill Hayer, Architect representing the neighbors on both sides of Huckins Residence, 1545 Virginia Way. Reported to us, that the site was grubbed, cleared and graded using access from the back neighbor's lot. Coastal Zone needs a grading permit, none issued. Code Compliance stopped all work.

2. 1/15/13 NON-AGENDA PUBLIC COMMENT

Thorsen: Eight CPA Trustee seats are open for election in March.

3. 1/8/13 FINAL REVIEW (PREVIOUSLY REVIEWED 10/16/12 & 11/13/12)

Project Name: **GIRARD AVENUE MIXED USE**

7610 Girard Avenue Permits: CDP

Project #: PO# 274439 DPM: John Fisher 619-446-5231

Zone: RS-1-2 Applicant: jfisher@sandiego.gov

Ashley Prikosovits 858-527-0818

Scope of Work: Beth Reiter 858-232-4580

A Coastal Development Permit and Map Waiver application to waive the requirements of a Tentative Map to construct eight residential condominium units and one 5,125 square foot commercial condominium unit on a vacant 0.27 acre site at 7610 Girard Avenue in Zone 1 of La Jolla Planned District within the La Jolla Community Plan in Council District 1.

APPLICANT PRESENTATION (Ashley Prikosovits, Phil Quatrino):

The key issue is the 3rd story in a 2 story limited LJ PDO Zone. DSD Staff gave the Applicant an enlarged LJ PDO map which, indeed, identified the site as in the 2 story limited Zone. The Applicant announced that they wish to circumvent the LJ PDO by applying for a deviation with a PDP on the basis that it will be a sustainable structure. Same SDP and CDP. The Applicant was advised by DPR Members and the Public that his was the exact same route used by the failed Bird Rock Station Project to build a 3 story project in a 2 story limited Zone, and that they should expect the same result.

The Applicant was asked to present the design elements of the Project (size, 5,100 sq ft commercial space, 8 residential units, color, number of parking spaces, noise) for review.

SUBCOMMITTEE MOTION: To deny the Project as it does not comply with the La Jolla Planned District Ordinance, a deviation for a third story is not warranted, a deviation would be precedent setting, and residential use next to intense commercial use is inconsistent with the La Jolla Planned District Ordinance.

(Thorsen/Liera 7-0-1)

In Favor: Collins, Costello, Grunow, Hayes, Kane, Liera, Thorsen

Oppose: 0

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 19/19 00 54 40

4. 1/8/13 FINAL REVIEW (PREVIOUSLY REVIEWED 9/18/12)

Project Name: **RAMIREZ RESIDENCE**

1011 La Jolla Rancho Road

Permits:

CDP + SDP

Project #:

PO# 282667

DPM:

Sandra Teasley 619-446-5271

steasley@sandiego.gov

Zone:

RS-1-4

Applicant:

Samantha Tosti 617-816-1708

Scope of Work:

Tim Martin 760-729-3470

(Process 3) Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands (ESL) to demolish existing residence and construct a 7,733 SF single family residence on a 0.59 acre site at 1011 La Jolla Rancho Road in the RS-1-4 zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

APPLICANT PRESENTATION 9/18/12 (Tim Martin, Samantha Tosti):

Have been to La Jolla Corona HOA. View is South to Mission Bay, sideyard will be opened up giving a View Corridor from LJ Rancho. ESL is the only remaining issue. A steep hillside with a 50 ft drop at one property line, 75 ft drop at the other. 12,000 sq ft of the lot is steep hillside can not be developed. 25% of the lot remains developable. There are pre-existing, non-conforming, but not illegal, encroachments on the slope. The applicant would like to swap these encroachments for a swimming pool on the slope. (If pool is brought closer to the house, the bottom of the pool counts as the lowest point for height measurement.) Geologist says site is stable.

Neighbors below slope, Connie Stone and Lorraine Lewis, asked that the drainage problem onto their properties be solved. Mr. Martin had a Civil Engineer design a drainage swale at the foot of the slope to carry the runoff to the City storm drain to protect the neighbors.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit and Site Development Permit for Environmentally Sensitive Lands to demolish an existing residence and construct a single family residence at 1011 La Jolla Rancho Road.

(Hayes/Thorsen 5-1-2)

In Favor: Costello, Grunow, Hayes, Kane, Thorsen

Oppose: Liera

Abstain: Collins, Benton, as Chair

MOTION PASSES

recorder setting 19/19 01 38 51

5. 1/8/13 & 1/15/13 FINAL REVIEW (PREVIOUSLY REVIEWED 11/13/12)

Project Name: **PHAM RESIDENCE**
 7411 Olivetas Street Permits: CDP
 Project #: PO# 282249 DPM: Sandra Teasley
 Zone: RS-1-7 steasley@sandiego.gov
 Scope of Work: Applicant: Hillary Lowe 858-274-5978
 Variance to reduce the required street sideyard setback for a 855 sq ft addition to an existing single family residence on a 0.05 acre site at 7411 Olivetas Street in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking, Transit Area.

1/8/13 APPLICANT PRESENTATION (Mark Mitchell):

Requesting a variance for a 4 ft setback from the street where 10 ft is required. Lot is 25 ft by 100 ft. Proposing a 2nd story addition, roof deck of 855 sq ft, carport plus a parking space.

DPR Members indicated they are inclined to not vote for the variance. Also, they were concerned that balconies and carport could be enclosed for living space at a future date. Applicant asked for a Continuance to modify design.

1/15/13 Provided for this review:

Applicant reply in italics

1. Open all the balconies by removing side walls (remove their roof?). Move chimney to the center of the structure or remove. Use clear perimeter all the way around the roof deck. *Provided a drawing with balconies open with part trellis roofs, roof deck with clear perimeter. Chimney, 10 inches lower, moved 1.5 ft inward.*
2. Please provide a statistical survey the neighborhood, 4 to 6 houses from your project. How many houses have narrow lots, non-conforming street setbacks, variances, 2-story homes, and calculate FAR. *Provided a statistical comparison with 30 surrounding homes. 4 with variances, 20 are two level houses.*
3. Provide a setback study. *12/30 are non-conforming; 14 non-conforming front setbacks, 10 non-conforming street setback.*
4. Provide a massing study of Marine St. and Olivetas St. *Provided a photo-montage of all houses on the two streets. Also provided a map of the surrounding six blocks with the footprint of each house.*

1/15/13 Discussion:

Curb cut doesn't match driveway, correct with City Engineering.

Two of your explanations of the required four findings for a Variance are inadequate, d. "not adversely affect the applicable land use plan"(LUP). LUP says front and sides should step back, so you are asking to be at odds with the certified LUP. b."deprive the applicant of the reasonable use of land", there has been a house on that land for 40 – 50 years. We can't make these Findings.

Neighbor, Scott Noya, supports variance, favors single family use. Most houses in the area have sloped roofs.

recorder setting 20 01 37 02

1/15/13 SUBCOMMITTEE MOTION: Findings can be made for a Variance to reduce the required street sideyard setback from 10 ft to 4 ft for a 855 sq ft addition to an existing single family residence at 7411 Olivetas St.

(Thorsen / Welsh 4-2-1)

In Favor: Costello, Grunow, Thorsen, Welsh

Oppose: Liera, Merten

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 20 02 00 13

6. 1/8/13 ACTION ITEM

The La Jolla Historic Cultural Landscape Survey. Previously presented to the LJDPR on 18 Dec 2012.

SUBCOMMITTEE MOTION: to adapt the La Jolla Historic Cultural Landscape Survey and to recommend the LJ CPA similarly adapt the Survey.

(Kane/Collins 6-0-1)

In Favor: Collins, Costello, Grunow, Kane, Liera, Thorsen

Oppose: 0

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 19/19 02 31 30

7. 1/8/13 DISCUSSION

a. Recommended exhibits that applicants should present at their DPR permit presentations. DPR Members should email their comments on applicant presentation information by Kane and Benton to the Chair.

b. Thorsen commented there will be 8 LJ CPA seats open in March, encouraged Members to run for election.

c. Costello asked if we could email Paul Godwin to request he no longer use unfamiliar abbreviations.

8. 1/15/13 FINAL REVIEW (PREVIOUSLY REVIEWED 12/18/12)

Project Name: **GILLISPIE PLAYFIELD**

7411 Fay Avenue

Permits: CDP, CUP

Project #: PO# 284137

DPM: Patrick Hooper

Zone: RM-1-1

PHooper@sandiego.gov

Applicant: Scott Bernet 619-237-9433

Scope of Work:

Coastal Development Permit and Conditional Use Permit to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with associated landscaping, fences, walls, and signage adjacent to the Gillispie School in RM-1-1 Zone within Parking Impact, Residential Tandem Parking, Transit Area, La Jolla Community Plan and Local Coastal Program Land Use Plan.

APPLICANT PRESENTATION (Alison Fleming, Mike Ryan, Beth Bowen) :

Provided for FINAL REVIEW:

Applicant reply in italics

1. Historical review of the house. *Provided documentation that the Review was done.*
2. A section showing the neighbors house, the 9 ft wall, height of field, into the field. *Provided*
3. A list of Conditions for the CUP (for protection of neighbors). *Letter provided referencing current CDP/CUP 96-0127 listing hours 7 AM to 6 PM, Mon thru Sat. With Saturday enrichment program. No Sunday use. No outsider use.*
4. Letter from the neighbor, with an understanding of limits of use for CUP. *Provided a letter from neighbor Mr. Don Perry.*

Discussion Issues:

It was pointed out that part of the currently shared driveway curb cut was shown on the drawing to remain. Beth Bowen AIA, corrected the drawing by removing the curb cut, dated and signed correction.

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit, Conditional Use Permit and Demolition Permit to remove an existing single family residence at 7411 Fay Avenue and develop a playfield with landscaping, fences, walls, and signage adjacent to the Gillispie School.

(**Thorsen / Grunow 7-0-1**)

In Favor: Collins, Costello, Grunow, Liera, Merten, Thorsen, Welsh

Oppose: 0

Abstain: Benton, as Chair

MOTION PASSES

recorder setting 20 00 21 08

9. 1/22/13 FINAL REVIEW (PREVIOUSLY REVIEWED 12/18/12)

Project Name: **HUCKINS RESIDENCE**

1545 Virginia Way

Permits: CDP

Project #: PO# 293001

DPM: Laura Black

Zone: RS-1-7

LBlack@sandiego.gov

Scope of Work:

Applicant: Ricardo Torres 619-231-9905

Sustainable Expedite Program (process 2) Coastal Development Permit to construct a 3,818 sq ft, two-story, above basement, single family residence on a 7,000 sq ft vacant lot located at 1545 Virginia Way in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Ht Limit, Parking Impact, Residential Tandem Parking, Transit Area.

Provided for this REVIEW:

Applicant reply in italics

1. Site plans showing foot prints, setbacks of the project with neighboring houses to compare setbacks and relative positions. *Provided a Google map photo with a shopped image of the Project inserted to provide comparison.*
2. Have an Engineer examine the issue of the abutting retaining walls and explain any issues and solutions to Dr. Wickersham. *Their Office has discussed the retaining wall issue with the Neighbors' Architect, Bill Hayer, and will continue cooperating. Still talking to Structural Engineer.*
3. Provide a neighborhood FAR study, include lot size, floor area, FAR. *A Google map provided with the statistical information overlaid on each house.*

Discussion:

Centered on the non-permitted grading on the Huckins lot. Torres indicated the neighbor, Bak, was given permission to transport materials and equipment across the Huckins lot, but not to grade. Photographs shown of non-permitted grading by Bak. Code Enforcement stopped grading. As a side issue, it was pointed out the Bak property has neither driveway or garage, exceeded limits of permit (earth movement, grading requires CDP), canyon preservation an issue, building a 4,000 sq ft house, no SDP, no CDP, no Historic Review. Neighbors, Drs Wickersham and Kerns, would like an additional 3 ft setback of Huckins house. Neighbors are concerned about construction being done by persons that knowingly do not follow the laws and rules.

Please Provide for FINAL REVIEW:

recorder setting 20 01 08 47

- a. Please provide topographic map of property and surroundings (canyon, alley, neighbors) at least 50 ft radius.
- b. Can the house be setback an additional 3 ft? (Grading to the back has been done.)