

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT

For
March 2013

March 12 2013 Present: Collins, Costello, Grunow, Kane, Liera, Merten (Chairman Pro Tem), Welsh
March 19 2013 Present: Benton (Chair), Collins, Costello, Grunow, Hayes, Kane, Liera, Welsh

1. NON-AGENDA PUBLIC COMMENT 3/12/13

Welsh: Asks if the project on Ivanhoe is being constructed as approved.

Architect Horton said no changes were made.

Kane: Asked about the construction at 1760 Soledad Rd. (Is it Process 1? Is it in the Shores area?)

2. NON-AGENDA PUBLIC COMMENT 3/19/13

Kane: Followed up on the construction at 1760 Soledad Ave with Chris Larson. It is being done by a ministerial permit. Paige Koopman said she is the Architect, they are mainly just adding a master bedroom, property line is OK

3. SUBCOMMITTEE MOTION 3/19/13: As Chairman Benton was unable to attend, motion to appoint Mr. Merten Chair Pro Tem.

(Costello/Kane 6-0-1)

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

Oppose: 0

Abstain: Merten

Motion Passes

4. PRELIMINARY REVIEW 3/12/13 & FINAL REVIEW 3/19/13

Project Name: **VISIN DUPLEX**

337 Playa Del Sur St

Permits:

CDP

Project #: PO# 280069

DPM:

Jeffrey Peterson, (619) 446-5237

Zone: RM-3-7

japeterson@sandiego.gov

Applicant: Sarah Horton, (619) 231-9905

Scope of Work:

(Process 2) Sustainable Expedite Program Coastal Development Permit to demolish an existing duplex and construct a 3,273 square foot duplex on a 0.04 acre site at 337 Playa Del Sur Street in the RM-3-7 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Non-Appealable Area 2), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone.

APPLICANT PRESENTATION 3/12/13 (Sarah Horton, Sasha Veron)

Zoned for medium to high density, RM-3-7. Allowed FAR = 1.8, proposed FAR = 1.48. Duplex units a) 3 bed, 2 bath, b) 2 bed, 2 bath. Code allows “zero setback” for certain distance on side yards.

DISCUSSION 3/12/13:

Committee: With zero setback, what do neighbors see? Blank walls, windows? How are neighbors' windows affected? How is privacy affected?

Prof. Donna Blackmond (Neighbor, 2 buildings away): *Handed out photos.* Her building is owner occupied. They are concerned about light, air flow, and loss of views.

Joe Hayes (Neighbor): Concerned about loss of privacy.

Susan Hayes (Neighbor): Concerned about placement of the roof deck, loss of privacy.

Please provide for the FINAL REVIEW:

- a. Please provide a topographic layout of how the block progresses westward.
- b. Please provide copies of the HRB Staff report for distribution.
- c. Can more of the Cape Cod Cottage/Beach Stone Style of the old building be incorporated into your new building?
- d. Please provide a handout with the sustainable expedite specifics.
- e. Please provide a streetscape elevation showing how the building relates to the neighbors.
- f. Please provide a study of views and privacy issues into/out of neighbors' property (i.e. windows and decks).
- g. Where are the adjacent neighbors' windows with respect to the proposed building?
- h. Please provide the SD City Municipal Code reference of the RM Zone for DPR Members.
- i. Please expand the site plan to include neighbors' setbacks and windows.
- j. Please explain compliance with the LJ Community Plan page 90 e, building height, slope or setback.

APPLICANT PRESENTATION 3/19/13**Provided for FINAL REVIEW:** *Applicant response in italics*

- a) Please provide a topographic lay out of how the block progresses westward. *Provided a scale profile drawing of the block. The topographic presentation showed a 15 ft. East-to-West slope with the roofs generally stepping Westward.*
- b) Please provide the HRB Staff report (email to Chairman for distribution). *Historical Resource Technical Report by Scott Moomjian was emailed to DPR Members.*
- c) Can more of the Cape Cod Cottage/Beach Stone Style of the old building be incorporated into your new building? *The client wants a contemporary style. Keeping river rock wall.*
- d) Please provide a handout with the sustainable expedite specifics. *A handout was provided with 14 items.*
- e) Please provide a streetscape elevation showing how the building relates to the neighbors. *Included with "a."*
- f) Please provide a study of views and privacy issues into/out of neighbors' property (i.e. windows and decks). *One neighbor's bathroom (or kitchen) window will be obstructed. The middle roof will be lowered; the decking rails will be transparent glass. Just about everyone has a roof deck; all these roof decks are in an urban setting.*
- g) Where are the adjacent neighbors' windows with respect to the proposed building? *Demonstrated. One bathroom window blocked by zero setback.*
- h) Please provide the SD City Muni Code reference of the RM Zone to Chairman Benton for DPR Members. *By email, SD Mini Code Ch 13, Art 1, Div 4, pg 56, 57. Diagrams 131-04H and 131-04I.*
- i) Please expand the site plan to include neighbors' setbacks and windows. *Provided an aerial presentation of structures footprints, also showing setbacks. Proposed building will be 30 ft. back from street; will have less footprint than the current single structure. Overall height is 29 ft. 9 in. (Building will be a couple of feet higher than the current chimney.)*

- j) Please explain compliance with the LJ Community Plan page 90 e. *(Topo error, should be pg. 90 c) Transition between old and new. They are using off-setting planes, roof lines; building will be set back 30ft from the street.*

Joseph Hayes Letter: reply by Horton.

- 1) Reduce building height? *Middle roof will be lowered; deck railing will be transparent glass. Overall effective lowering of 3 ft. 6 in.*
- 2) Use street level for finish grade level? *Would create a hazard for entry to garage from alley.*
- 3) Eliminate roof deck? *Most neighboring buildings have a roof deck.*
- 4) Effect on airflow? *Hayes Quarters are 120 ft. away; should not bother them.*

DISCUSSION:

Comments by: **Prof Blackmond, Paul Palpolikowski, Mark Marieno, Mathew Edwards.**

Heath Fox: (Executive Director of LJ Historical Society) We recommended to the City that a historic review be done of this structure; never done. This is a 1920s craftsman architectural style cottage; we need to preserve it, as few remain. Request item be continued to allow a study. A full Historical report is needed to consider for a fully informed recommendation.

Carol Olten: Opposes demolition of this craftsman cottage.

DPR Member questions and comments were regarding privacy of neighbors' windows, building height, views from upper levels. There was much discussion on the lack of an appropriate historical study and the lack of adequacy of the submitted report for this vernacular style cottage. Some concerns were lack of documentation of the original cottages; conclusions drawn without supporting evidence. There was no review of the report by the LJHS. On a human scale, this craftsman cottage has a quiet, settling feel where someone wants to live there and have a sense of history.

Continued at the Applicant's request.

Please Provide for FINAL REVIEW:

- a) **More documentation from the HRB Staff, including original report Jan. 2010.**
- b) **Provide the evidence that supports the Report's conclusion that the structures have lost integrity.**
- c) **Please re-send the Reports, attachments, and other documentation.**

5. PRELIMINARY REVIEW 3/12/13 & FINAL REVIEW 3/19/13

Project Name: **FEINSWOG RESIDENCE**

1250 Rhoda Dr

Permits:

CDP

Project #: PO# 308280

DPM:

Jeanette Temple, (619) 557-7908

Zone: RS 1-7

JTemple@sandiego.gov

Applicant: Paige Koopman, (858) 459-1300

Scope of Work:

(Process 2) La Jolla Coastal Development Permit to demolish an existing single-family residence and construct a three-story, 5,542 square foot single-family residence with detached four car garage with pool cabana and lot line adjustment located at 1250 Rhoda Drive. The site is in the RS-1-7, Coastal (non-appealable 2) and Brush Mgmt zones in the La Jolla Community Plan.

APPLICANT PRESENTATION 3/12/13 (Paige Koopman)

Please provide for the FINAL REVIEW:

- a. Please provide a topographic map with details highlighted, thicker lines, colored landscaping.
- b. Provide elevations on one drawing, two cross-sections through the topo map (exact heights not required).
- c. Please provide SD City Municipal Code ref., or explain why the retaining walls and buildings are not too close as to be over height.
- d. Please provide photos looking up Rhoda Dr. and Cabrillo to help understand if the area has an urban or rural appearance.
- e. Provide assessor’s parcel map to compare the typical lot sizes in the neighborhood, across street too.
- f. Please indicate the footprint outline of the largest house that could be constructed on the smaller lot, could be 2 levels, what sq. ft.?
- g. Provide grading plan.
- h. Please provide site plan with the two homes next door.
- i. Please provide more details about raised-seam roofing material combination solar panels.

APPLICANT PRESENTATION 3/19/13 (Paige Koopman)

Provided for the FINAL REVIEW: *Applicant response in italics*

- a. Please provide a topographic map with details hi-lighted, thicker lines, colored landscaping. *A clear drawing was provided.*
 - b. Provide elevations on one drawing, two cross-sections through the topo map (exact heights not required). *Provided.*
 - c. Please provide SD City Municipal Code ref. or explain why the retaining walls and buildings are not too close to be over height. *Changes made to correct; the retaining wall will be separated by 6 ft.*
 - d. Please provide photos looking up Rhoda Dr. and Cabrillo to help understand if the area has an urban or rural appearance. *A complete photo survey provided showing each house, parcel map, topo map.*
 - e. Provide assessor’s parcel map to compare the typical lot sizes in the neighborhood, across street too. *Provided with the above “d”.*
- | <u>Neighborhood Lot Sizes, sq. ft.</u> | <u>House Sizes, sq. ft.</u> |
|--|-----------------------------|
| <i>Min.</i> | <i>4,499</i> |
| <i>Max</i> | <i>63,597</i> |
- f. Please indicate the footprint outline of the largest house that could be constructed on the smaller lot, could be 2 levels, what sq. ft.?
At max FAR, 0.59, it would be 2,951 sq. ft. (2,854 sq. ft. was shown as example.)

	<u>Existing, sq. ft.</u>	<u>Proposed, sq. ft.</u>
<i>“Larger Lot”</i>	<i>7,464.28</i>	<i>10,247.61</i>
<i>“Smaller Lot”</i>	<i>7,785.16</i>	<i>5,001.83</i>
<i>Larger House</i>	<i>1,617</i>	<i>5,542</i>
<i>Smaller house</i>	<i>487</i>	<i>487 (*may need to add a room so may be +/- 700 sq. ft.)</i>

**Since RS-1-7 Zone, the City may ask for a room to be added.*

The City did wonder if more parking was required for the smaller lot. Not required.

- g. Provide grading plan. *Provided.*
- h. Please provide site plan with the two homes next door. *Provided.*
- i. Please provide more details about raised seams roofing material combination solar panels. *Given a manufacturer’s flyer.*

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to demolish an existing single-family residence and construct a three-story, 5,524 sq. ft. single-family

residence, with detached four car garage, with pool cabana and lot line adjustment, located at 1250 Rhoda Dr.

(Hayes/Collins 7-0-1)

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

Oppose: 0

Abstain: Benton, as Chair

Motion Passes

6. PRELIMINARY REVIEW 3/12/13

Project Name: **HOPE VARIANCE**

8001 Ocean Street

Permits:

CDP and Variance

Project #: PO# 289049

DPM:

William Zounes, (619) 687-5942

Zone: LJPD-5

wzounes@sandiego.gov

Applicant: Ron Despojado, (619) 221-8285

Scope of Work:

(Process 3) Coastal Development Permit & Variance to allow reduced front & side yard setbacks and garage encroachment into ROW; allow 2nd floor roof deck & basement garage additions to an existing free-standing condo unit in a four-unit development located on 0.07-acre site at 8001 Ocean St, in the LJPD-5 Zone of the La Jolla Planned Dist. Overlays: Coastal N-APP-2, Coastal Height, Parking Impact, Res Tandem Parking.

APPLICANT PRESENTATION 3/12/13 (Ron Despojado)

DISCUSSION 3/12/13:

Lisa Breuninger: Presented a 28-page handout from the Ocean Lane HOA and presented their objections to the project.

Committee: Suggested the HOA could request historic designation as a mini-district.

Please provide for the FINAL REVIEW:

- a. Please provide copies of the four findings for a Variance in writing, for distribution to DPR Members.
- b. Please provide an exhibit with an aerial view showing the relationship of the adjacent buildings.
- c. Please provide the HRB Staff report for distribution to DPR Members.

7. PRELIMINARY REVIEW 3/12/13 & FINAL REVIEW 3/19/13

Project Name: **MORREALE RESIDENCE**

1644 Crespo

Permits:

CDP

Project #: PO# 284175

DPM:

Morris Dye, (619) 446-5201

Zone: RS-1-5

mdye@sandiego.gov

Applicant: Brooke Papier, (858) 449-5262, Conrado Gallardo (858) 442-2358

Scope of Work:

(Process 2) A Coastal Development Permit to construct a 700 square-foot, detached guest quarters, on a 0.20-acre site containing a single family residence located at 1644 Crespo Drive in the RS-1-5 Zone, within the La Jolla Community Plan Area, the Coastal Overlay (non-appealable), the Coastal Height Limit, the Residential Tandem Parking, and Transit Area overlays.

APPLICANT PRESENTATION 3/12/13 (Conrado Gallardo)

The Project doesn't involve any work on the Historic residence. All work will be for an accessory building, off Kearsarge Rd. It will be a detached garage with guest quarters above, a bath, and no kitchen. No connection to the main house.

Please provide for the FINAL REVIEW:

- a. Please alter garage driveway to provide the required safety visibility triangle.
- b. Can the garage door be made transparent to match the main house?
- c. Please provide a street scene photograph and demonstrate how the fence works with the project. Also, how does the garage work with the project?
- d. Can you provide more articulation or architectural motif to the garage to avoid the "box on a box" look? Sloped roof, etc.?
- e. Please provide a street view showing the proposed garage with the existing house in the background. (Could be done on the same illustration as "c" above.)

APPLICANT PRESENTATION 3/19/13 (Conrado Gallardo)

Applicant Presentation: The Project doesn't involve any work on the Historic residence. All work will be for an accessory building, off Kearsarge Rd. It will be a detached garage with guest quarters above, bath, no kitchen. No connection to the main house.

Provided for the FINAL REVIEW: *Applicant response in italics*

- a. Please alter garage driveway to provide the required safety visibility triangle. ***Building pushed back into hillside to provide 10 ft. for visibility triangle.***
- b. Can the garage door be made transparent to match the main house? ***Will use the same door as the main house.***
- c. Please provide a street scene photograph and demonstrate how the fence works with the project. Also how does the garage work with the project? ***Shown drawings and photos***
- d. Can you provide more articulation or architectural motif to the garage to avoid the "box on a box" look? ***Changed the finish. Sloped roof? Can't slope roof since the max height for accessory structure is 15 ft.***
- e. Please provide a street view showing the proposed garage with the existing house in the background. (Could be done on the same illustration as "c.") ***Done.***

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to construct a 700 square foot detached guest quarters, on a 0.20-acre site containing a single-family residence located at 1644 Crespo Drive.

(Collins/Hayes 7-0-1)

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

Oppose: 0

Abstain: Benton, as Chair

Motion Passes