

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**COMMITTEE REPORT**

**For**  
**JUNE 2013**

**June 11 2013 Present:** Benton (Chairman), Collins, Costello, Grunow, Hayes, Kane, Leira, Merten, Welch  
**June 18 2013 Present:** Benton (Chairman), Collins, Costello, Grunow, Kane, Leira, Merten

**1. NON-AGENDA PUBLIC COMMENT 06/11/13**

**Kane:** The appeal of the Visin project will be heard at the Planning Commission this Thursday. We are asking for a Continuance. City Staff has historical report material that was never given to the DPR (30 pages not given). The Project was treated as a ministerial process even though procedures were followed which then made the process discretionary. There is genuine question whether the LJCPA and neighbor Donna Blackmond ever received the environmental determination and Notice Of Right to Appeal, NORA.  
recorder setting A 6 00 05 04

**2. SUBCOMMITTEE MOTION 06/11/13:**

Trail the Jasak EOT to allow the Biddulph Project to be heard first.  
(Collins/Leira 8-0-1)

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

Oppose: 0

Abstain: Benton

**Motion Passes**

recorder setting A 6 00 05 53

**3. PRELIMINARY REVIEW 06/11/13**

Project Name: **BIDDULPH RESIDENCE**

7106 Vista Del Mar

Permit: CDP

Project #: 319815

DPM: Paul Godwin, (619) 446-5190

Zone: RS-1-7

pgodwin@sandiego.gov

Applicant: Carmen Sanchez, (858) 459-9291

Scope of Work:

Coastal Development Permit (Process 3) to demolish a 3,321-square-foot, two-story residence and construct a 4,953-square-foot, two-story over basement, single-family residence on a 0.11-acre site located at 7106 Vista Del Mar. The site is in the RS-1-7 Zone, 1st Public Roadway, Coastal (appealable), Coastal Height, Parking Impact and Sensitive Coastal Overlay Zone in the La Jolla Community Plan.

**APPLICANT PRESENTATION 06/11/13:** (Tony Crisafi, Carmen Sanchez, Brian Will)

*Distributed an eight-page handout with two pages of statistics, three pages of house drawings, one with view corridors and neighboring houses' footprints and the current and proposed footprints, and two pages of street scene house photos. Project on a 4,791 sq. ft. lot, current 1983 house with basement, 3,321 sq. ft., replace with 2,875 sq. ft. (4,953 sq. ft.) 2-story over a basement. Basement sq. ft. not in FAR. FAR, allowed and proposed, = 0.60. Footprint pushed back and significantly smaller. 3 bedrooms, 4 off street parking spaces, 2 garages, 2 driveways. Basement will have window well 2 x 18 ft. 27 ft. high at chimney, 24.5 ft. at ridge line. Had a 2 hour neighbor meeting 16 May 2013 with 8 to 10 people; most support project.*

**DISCUSSION:**

**Maxine Rutherford:** concerned about property line, gate placement.

**Jeremy Horowitz:** presented a seven-page handout with modified drawings from Island Architects, Google aerial photo with property statistics. Concerned about Neighborhood Character (no other house is 3 levels), Bulk & Scale, “biggest house on the smallest lot in neighborhood,” manipulation of the Muni Code to subvert its legislative intent (moving lower level into slope to be basement and out of FAR calculation), precedent setting. All well explained.

**Collins:** The crux of this project is the height of house relative to others, we need to see more context.

**Gordon Dunfee:** Opposes Bulk & Scale; the house’s sq. ft. is greater than the lot sq. ft. Basement is actually, functionally, a first floor. Precedent-setting for neighborhood.

**Hayes:** Even without the removal of the basement from the FAR calculation, this house could still be built because of the topography.

**Kemp Biddulph:** Shows how topography blocks much of public views of proposed house. Not asking for variances. Smaller house than current one.

**Merten:** Likes stepping back. 3-level will substantially change streetscape. CDP requires consistency with the Com Plan. LJ Com Plan “enhance and maintain,” “preserve Bulk & Scale.”

**Kane:** Some UCSD students have completed their study of Community Character of the Barber Tract. Will present to DPR.

**Please Provide for FINAL REVIEW:**

- a. Please include the proposed structure in the photographic street façade study of the neighborhood.
- b. Verify correct property line and gate placement. Settle Rutherford’s gate issue, etc. Please return with corrected plans.
- c. Are there any approved plans for neighboring houses to be remodeled / new construction?
- d. View study, building height, neighborhood context.
- e. Provide a profile of proposed house with neighbor’s house from East side to illustrate relationship of the two.
- f. Provide an exhibit showing earthwork with existing topography, use colors.
- g. Provide a section North –South of neighborhood illustrating house’s relative elevations.
- h. Show impact of new development on Coastal Access.
- i. Illustrate house from public views.
- j. What is lot coverage, % landscape, % hardscape? recorder setting A 6 01 36 03

**4. SUBCOMMITTEE MOTION 06/11/13:** As Chairman Benton was to present the next project, he recused himself. Motion to appoint Diane Kane Chair ProTem.

(Liera/Merten 7-0-1)

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

Oppose: 0

Abstain: Kane

**Motion Passes** recorder setting A 6 01 52 31

**5. FINAL REVIEW 06/11/13 (PREVIOUSLY REVIEWED 05/21/13)**

Project Name: **JASAK RESIDENCE EOT**

7235 Carrizo Drive

Permits: EOT for CDP

Project #: PO# 288010

DPM: Paul Godwin, (619) 446-5190

Zone: RS-1-4

pgodwin@sandiego.gov

Applicant: Paul Benton, (858) 459-0805

Scope of Work:

Extension of Time (EOT) for Coastal Development Permit No. 586275 to construct a new 5,766 sq. ft. single-family residence on a vacant 0.25 acre site at 7235 Carrizo Drive in the RS-1-4 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit.

**APPLICANT PRESENTATION 06/11/13 (Paul Benton)**

*A seven- page handout was provided for the below items. Hydrology report updated; two clarifiers and a drain added to bring to current standards.*

**Provided for FINAL REVIEW: Applicant reply in italics**

1. Please clarify the current state of the lot. *Photos provided showing a vacant lot with mature trees on two sides, topography steeply sloping from back of the lot to street, trough in center of the lot.*
2. Please provide additional sections of the project. *Provided.*
3. Provide subdivision / parcel maps. *Provided.*
4. Brush management plan. *Provided.*

**SUBCOMMITTEE MOTION:** Findings can be made for an Extension of Time for a Coastal Development Permit, No. 586275, to construct a new 5,766 sq. ft. single family residence on a vacant 0.25 acre site at 7235 Carrizo Drive.

(Merten / Liera 5-0-1)

In Favor: Costello, Kane, Liera, Merten, Welsh

Oppose: 0

Abstain: Grunow (family owns nearby property)

**Motion Passes**

recorder setting A 6 02 05 09

**6. PRELIMINARY REVIEW 06/18/13**

Project Name: **1860 LA JOLLA RANCHO CDP**

1860 La Jolla Rancho Road	Permits:	CDP
Project #: 313059	DPM:	Glen Gargas, (619) 446-5142
Zone: RS-1-1		GGargas@sandiego.gov
	Applicant:	Gene Cipparone, (858) 587-9100

Scope of Work:

Coastal Development Permit (Process 2) to demolish an existing single family residence & garage, and construct a house with basement & observation deck and one-story media building with storage and bathroom on a 1.07 acre lot at 1860 La Jolla Rancho Rd. in the RS-1-1 zone, Geo 53, Coastal Overlay (non appealable 1), Coastal Height, Parking Impact, La Jolla Community Plan, Council 1.

**APPLICANT PRESENTATION 06/18/13 (Gene Cipparone)**

*Provided a photographic survey handout. The property owners also own, and live in, the property to the rear of the one to be redeveloped. Will be a home for a relative with special needs, grade gentle for wheelchair. Will save trees. There is an SDG&E easement, 1/2 on theirs and 1/2 on neighbor's property. Will build an independent driveway. Will not apply for lot tie as in Cycles Issues Letter. Basement completely underground, not in FAR calculations. Building is 2,300 sq. ft. Allowed FAR = 0.45. 46,000 sq. ft. lot. 6 parking spaces. Large lot setbacks, 24 ft. total = 13 ft. + 11 ft. Recorded Archeological Site also, over Linda Vista Paleontological Formation. DPR Members suggest the Applicant could use fill for basement or raise building on caissons to avoid excavation.*

**Please provide for FINAL REVIEW:**

- a. Please provide SD Muni Code reference allowing 6 ft. solid wall (instead of 3 ft. solid, 3 ft. 50% open?)
- b. If fence is redesigned, please present the new design.

- c. Show driveway design.
- d. Provide a landscaping plan that includes existing trees and planned trees.
- e. Explain excavation with respect to the Recorded Archeological Site. (Applicant will send information to Chairman who will send to Members.)
- f. Provide a grading plan including the location and amount of excavation, excavation calculations, grading calculations. Explain excavation for pool.

recorder setting A 007 00 46 40

## **7. ACTION ITEM: Ongoing discussion of DPR Committee Exhibit Requirements**

**DISCUSSION 06/11/13:** Use City 300 ft. measurement for all items. There was general agreement that basing the Exhibit Requirements on the DSD Matrix made a vast improvement. It provides a basis of organization that is already familiar to Architects and should be easy to follow. This latest version is also shorter.

recorder setting A 6 01 52 00

**DISCUSSION 6/18/13:** Something needs to be added for mixed-use and parking leases/agreements. It was suggested that the Island Architects statistics sheet serve as a model for other Architects. Applicants could send digital information the DPR Members in advance of meetings.

recorder setting A 007 01 413 55