

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

August 12, 2014 Present: Benton (Chair), Chiu, Collins, Costello, Mapes

August 19, 2014 Present: Benton (Chair), Collins, Costello, Mapes, Ragsdale, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

None received.

2. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: **MIDWAY BLUFF STABILIZATION**
Calumet Ave. & Midway Street Permits: CDP
Project #: 363058 DPM: Helene Deisher, (619) 446-5245
Zone: RS-1-7 HDeisher@sandiego.gov
Applicant: George Freiha, (619)553-7449

Scope of Work:

(Process CIP-2-Staff Decision) Coastal Development and Site Development Permit to perform bluff stabilization. Work will include a new retaining wall, replacement of an existing fence, existing concrete and seating area with new decomposed granite, ADA compliant path of travel, new bench, new drought tolerant and native landscaping, new ADA ramps at the corner of Calumet Avenue and Midway Street, at the western terminus of Midway Street just west of Calumet Avenue within the La Jolla Community Plan area.

APPLICANT PRESENTATION 08/12/14: (George Freiha, Chuck Greely, Darren Genova)

The proposed project is presently in 35% stage: a conceptual design. A Landscape Plan with drought-tolerant plants, an ADA ramp, was presented. The project will include a retaining wall, which consists of segments that are assembled on site. The previous slope failure was the result of blockage of a storm drain: the rebuilding will consist of a filled area and additional anchorage is not needed. Groundwater and seepage will be discharged to the slope area.

A suggestion was made that the elevation of the retaining wall be covered with a texture that will simulate the colors and textures of the existing bluff face.

The project design will be developed further and will be presented again at later stages.

3. FINAL REVIEW (PREVIOUSLY REVIEWED 07/15/2014)

Project Name: **ZAVARO RESIDENCE**
1994 Via Casa Alta Permits: CDP, SDP, Variance
Project #: 327381 DPM: Laura Black, (619) 236-6327
Zone: RS-1-1 Lblack@sandiego.gov
Applicant: Sasha Varone, (619) 231.9905

Scope of Work:

(Process 3) CDP and SDP for construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa, on a vacant 22,291

square foot lot located at 1994 Via Casa Alta. The site is within the RS-1-1 Zone, Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Non-Appealable), and the La Jolla Community Plan and Local Coastal Program area. The site contains Environmentally Sensitive Lands (ESL) in the form of sensitive biological resources, Multiple Habitat Planning Area (MHPA) and steep hillsides. The project shall be consistent with council policy 600-27. The project has a sustainability goal of Leadership in Energy and Environmental Design (LEED) Platinum Certification.

APPLICANT PRESENTATION 07/15/14: (Sasha Varone, Richardo Torres)

The proposed project was presented. The Via Casa Alta lot is on a steep hillside and in a Multiple Habitat Planning Area. The Neighborhood is composed of large homes (average 7,800 sq. ft.). The proposed home is 4,843 sq. ft. To reduce the development of the house in the steep slope area, a variance for a 3 ft. front setback is considered. The slope area is Coastal Sage Shrub, and any Coastal Sage Shrub that is disturbed will be restored. The proposed development is limited to 23% of the property, adjacent to the street, over 3 stories. The side yard setbacks will be 7 ft. & 14 ft. Parking provided will be 3 parking spaces on site, plus 2 on street. All drainage will be diverted to the street.

DISCUSSION 07/15/14

Discussion centered on constraints on using the steep slope and having a house of the size that matched the neighborhood.

Please Provide for FINAL REVIEW:

- a. Update on the environmental documents.
- b. The time interval will be used to allow DPR Members to visit site.

APPLICANT PRESENTATION 08/12/14: (Sasha Varone, Richardo Torres)

The proposed project was presented. The environmental document will be a MND, which is being prepared. The City planners have concurred that the front yard setback could be as little as 3 feet, which is observed in this plan. The landscape plan and fire protection plan were reviewed. The steep slope and the coastal scrub on the slope limit the developability of the site.

SUBCOMMITTEE MOTION 08/12/14: Findings CAN be made for a Coastal Development Permit and SDP for construction of a new 4,843 square foot, two-story above basement, single family residence, with 2,491 square feet of exterior deck areas, including a pool and spa, on a vacant 22,291 square foot lot located at 1994 Via Casa Alta.

(Collins / Costello 5-0-0)

In Favor: Benton (Chair), Chiu, Costello, Collins, Mapes

Oppose: None

Abstain: None

Motion Passes

4. PRELIMINARY REVIEW (PREVIOUS COURTESY REVIEW 07/15/2014)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: **SERROS RESIDENCE ADDITION CDP**

335 Dunemere Drive

Permits: CDP

Project #: 363058

DPM: Glen Gargas, (619) 446-5142

Zone: RS-1-7

ggargas@sanidiego.gov

Applicant: Stephen Magerkurth, (619)665-3999

Scope of Work:

(Process 3) Coastal Development Permit to add 79 sq ft addition at the 1st floor & new 647 sq ft 2nd floor addition with 2 decks (totaling 100 sq ft) to an existing single story single dwelling unit on a 4,152 sq ft lot located at 335 Dunemere Dr in the RS-1-7 Zone (Appealable) in the La Jolla community Plan.

APPLICANT PRESENTATION 07/15/14: (Ron Despojado)

The project was presented as per the scope. Applicant believes that views will not be blocked. Small addition to total FAR, 0.57, where 0.60 is allowed. Historical report will be needed.

DISCUSSION 07/15/14

Secretary of the Interior Standards for Designation discussed, how to remodel house consistent with Standards. Neighbors discussed concerns about views from the street being blocked and other visual impacts. There was discussion about how the remodeling could be done without effecting current street views. (Note: neither a View Corridor nor Scenic Overlook for Dunemere could be located in the LJ CP.)

Please Provide for PRELIMINARY REVIEW:

- a. Please consider modifying design so as not to interfere with the view from the street.
- b. DPR Members should visit site.

APPLICANT PRESENTATION 08/12/14: (Ron Despojado)

The project was presented. The design was reviewed, as it pertains to the setbacks, the configurations of the additions, and the resulting elevations of the proposed house.

A discussion ensued about the scale of the second story addition, with the balcony over the northwesterly corner, which is significant in the view down the street to the west. The overall scale of the proposed design was discussed.

The applicant requested that the project be continued to the next meeting.

5. FINAL REVIEW 08/19/2014 (PREVIOUSLY REVIEWED 08/12/2014)

Project Name:	GEORGE'S AT THE COVE CDP	Permits:	CDP
	1250 Prospect Street	DPM:	John Fisher, (619) 446-5245
Project #:	362807		JSFisher@sandiego.gov
Zone:	PDO 1A	Applicant:	Steve Miles, (619)230-0325x4236

Scope of Work:

(Process 3) Coastal Development Permit to increase a roof dining terrace by 550 square feet by converting other roof area to dining terrace at 1250 Prospect Street located in the La Jolla Planned District-1A zone of the La Jolla Community Plan area and Coastal (appealable and non-appealable) Overlay Zone.

APPLICANT PRESENTATION 08/12/14: (Mark Steele, George Hauer)

The project was presented, with the floor plan of the affected roof terrace. The roof bar area will be relocated to a vacant roof area that is to the east of the existing bar. The reception area and bar will both be expanded by this proposal. Parking is provided by a valet service: 4 additional parking spaces are needed, and the availability will be added to the valet service.

The new bar serving and seating area will be an open-area with a perimeter fence that will be roughly 6 feet high, which is approximately the same height as the perimeter fence of the existing bar. A temporary tent will be placed over the bar preparation area.

A member of the public noted that the existing roof ducts are quite unattractive and some screening is warranted. The owner noted that he is presently in discussions with the landlord about ways to screen the existing ducts.

The Applicant will provide the height measurement information to the chair for review.

Please Provide for PRELIMINARY REVIEW:

- a. Please provide a design concept of the screening for the existing mechanical roof ducts that is presently being negotiated with the landlord, with photographs.
- b. Committee members will visit the site.

APPLICANT PRESENTATION 08/19/14: (Mark Steele, George Hauer)

The project was presented, and the intended design of the affected roof terrace.

A design for the screen was shown that will be provided to screen the mechanical equipment at the roof.

George Hauer stated that he has committed to the installation of this mechanical equipment screen and the property owner has concurred that this will be done as part of this project.

Exhibits were presented the measurement of the building height measured as 30 feet above existing grade and per the Proposition D Coastal Height Limit, with the reference to existing grade at the property line and the interior courtyard.

SUBCOMMITTEE MOTION 08/19/14: Findings CAN be made for a Coastal Development Permit to increase a roof dining terrace by 550 square feet by converting other roof area to dining terrace at 1250 Prospect Street, and with the annotation on the plan dated August 19, 2014.

(Ragsdale / Mapes 5-1-1)

In Favor: Costello, Collins, Mapes, Ragsdale, Will

Opposed: Welsh

Abstain: Benton (as Chair)

Motion Passes

6. PRELIMINARY REVIEW 08/19/2014 (PREVIOUSLY REVIEWED 08/12/2014)

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name: **BUCKINGHAM RESIDENCE CDP**

1545 Buckingham Drive

Permits: CDP

Project #: 374367

DPM: Jeff Peterson, 619-446-5237

Zone: RS-1-1

JAPeterson@san Diego.gov

Applicant: Kim Grant, 619.269.3630

Scope of Work:

(Process 2) *SUSTAINABLE BLDG EXPEDITE PROGRAM* Coastal Development Permit to demolish an existing single family residence and construct a 8,499 single family residence with a companion unit and accessory structures at 1545 Buckingham Drive. The total development will comprise 11,983 sf. The 39,558 sq. ft. lot is located in the RS-1-1 zone of the La Jolla Community Plan area and Coastal (Non-appealable) Overlay Zone.

APPLICANT PRESENTATION 08/12/14: (Kim Grant, Omar Paraiso)

The project was presented. The FAR is 0.30 and the highest point is 30' above existing grade.

The proposed design is substantially in the same footprint as the existing house. The house has substantial setbacks at all sides. Two existing large trees will be retained. The assessment letter was presented and reviewed.

The project information was received. The committee did not request additional information.

APPLICANT PRESENTATION 08/19/14: (Kim Grant)

The project was presented, including a review of the design, which has not changed since the last presentation.

SUBCOMMITTEE MOTION 08/19/14: Findings CAN be made for a Coastal Development Permit to demolish an existing single family residence and construct a 8,499 single family residence with a companion unit and accessory structures at 1545 Buckingham Drive.

(Collins / Will 6-0-1)

In Favor: Costello, Collins, Mapes, Ragsdale, Welsh, Will

Opposed: none

Abstain: Benton (as Chair)

Motion Passes

7. PRELIMINARY REVIEW

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	ANZAR RESIDENCE	Permits:	CDP, SDP
	1253 Muirlands Vista Way	DPM:	Tim Daly, (619) 446-5356
Project #:	363245		TDaly@sandiego.gov
Zone:	RS-1-5	Applicant:	Camilla van Bommel, (858) 459-9291 cvanbommel@islandarch.com

LA JOLLA Coastal Development Permit (Process 2) to demolish an existing single story family residence and construct a new 8,636 sq ft, 2 story residence on a 24,766 acre lot. The site is located at 1253 Muirlands Vista Way in the RS-1-5 zone, Coastal Overlay (Non-Appealable) within the La Jolla community plan area

APPLICANT PRESENTATION 08/19/14: (Drex Patterson, Camilla van Bommel)

The project was presented, with a site plan and landscape plan. The existing retaining walls at the site will remain. The proposed FAR is 0.36 where a maximum of 0.45 is permitted. The landscaping is 45% where 30% is permitted.

The project information was received.

Please Provide for FINAL REVIEW:

- Aerial photographic views, one showing the site and another showing the neighborhood.
- A photographic survey of the street frontage, showing the elevation in relation to the neighbors.