

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**JANUARY 2016 MINUTES**

**January 12, 2016 Present:** Benton (Chair), Collins, Kane, Mapes, Ragsdale, Will

**January 19, 2016 Present:** Benton (Chair), Collins, Kane, Leira, Ragsdale, Welsh, Will

**1. NON-AGENDA PUBLIC COMMENT**

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

1/12/16 – Diane Kane requested that the proposed changes to the City codes concerning exemptions for development be discussed as an agenda item.

1/19/16 – None

**2. APPROVAL OF MEETING MINUTES 1/12/16**

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of December 15, 2015, with amendments.

(Collins / Mapes – 4-0-3)

In Favor: Collins, Kane, Mapes, Ragsdale

Opposed: 0

Abstain: Benton, Leira, Mapes

**Motion Passes**

**3. APPROVAL OF MEETING MINUTES 1/19/16**

**SUBCOMMITTEE MOTION:** To approve the Meeting Minutes of January 12, 2016, as presented.

(Collins / Will – 5-0-2)

In Favor: Collins, Kane, Leira, Ragsdale, Will

Opposed: 0

Abstain: Benton, Welsh

**Motion Passes**

**4. SUBCOMMITTEE MOTION 1/12/16:**

As Chairman Benton could not attend a portion of the January 12, 2016 meeting, a Chair Pro Tem is to be elected. James Ragsdale was nominated.

(Mapes / Kane 5-0-1)

In Favor: Collins, Kane, Leira, Mapes, Will

Oppose: None

Abstain: Ragsdale

**Motion Passes**

**5. PRELIMINARY REVIEW 1/12/16**

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

Project Name:       **BUCKINGHAM DEMOLITION**  
                          1525 Buckingham Way           Permits: CDP, SDP  
Project #:           454176   DPM: Francisco Mendoza, (619) 446-5433  
Zone:                RS-1-1                                   fmendoza@sandiego.gov  
Applicant: Dustin Hauck

(Process 2) Coastal Development Permit to demolish existing 3235 square-foot single dwelling unit, existing 701 square-foot detached garage, existing pool house, existing swimming pool and existing shed(s). The 0.92-acre site is located in the Coastal Overlay Zone (Non-Appealable) at 1525 Buckingham in the RS-1-1 zone(s) of the La Jolla Community Plan area

**APPLICANT PRESENTATION 1/12/16:** (Dustin Hauck)

*The proposed project was presented, which is the demolition of the existing 3235-sf house, and two outbuildings. The application for a CDP is needed for demolition. The proposed demolition is of all above-ground structures, with the swimming pool remaining. There are some mature plantings that are far enough away from the structures that they can be protected. The swimming pool presently has water in it and it will be demolished and filled in. The site will be left as cleared with stormwater protections.*

*The City Historic review has determined that there is no historic significance to the structure, and the La Jolla Historical Society has determined that there is no historic significance to the structure.*

**DISCUSSION 1/12/16**

*A discussion ensued about the character of the neighborhood. Diane Kane expressed concern that the removal of the house would reduce the quality of the neighborhood, and requested that the Applicant consider “mothballing” the house and defer demolition.*

*There was a discussion about the methods to secure the property.*

**Please provide the following at the next Presentation:**

- a. Please provide a drawing showing the mature landscaping – identifying with a key legend, as well as the structures to be removed.
- b. If it is possible or desired by the Applicant to “mothball” the property, provide a summary of the structures that may be secured rather than demolished, and the ways to secure or fence the pool. This may be considered as an alternative to the demolition of the house and outbuildings.
- c. If the property is to be entirely demolished, provide information on the condition that the property will be left in.

On January 12, this project is continued to a later meeting.

**6. PRELIMINARY REVIEW 1/12/16**

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

Project Name: **SMOLLEN HOMES**  
320 – 322 Nautilus Street      Permits: CDP, SDP  
Project #: 4441478      DPM: John Fisher (619) 446-5245  
Zone: RM-1-1      [jfisher@sandiego.gov](mailto:jfisher@sandiego.gov)  
Applicant: Tim Golba

La Jolla SAP No. 24006152 (Process 2) \*Sustainable Expedite\* Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots totaling 6,956 square-feet. The 0.14-acre site is located within the Coastal Overlay Zone (Non-Appealable) at 320 and 322 Nautilus Street in the RM-1-1 zone of the La Jolla Community Plan.

**APPLICANT PRESENTATION 1/12/16:** (Sasha Varone and Tim Golba)

*The proposed project was presented. The project is on two separate 25-foot wide lots, each 25' x 125'. The existing house is to be demolished and two separate houses are to be built on the lots. The proposed houses will be 3 bedrooms in three stories, with a carport for two parking spaces. The top floor is a small room with access to a roof deck. The buildings will observe the minimum 3-foot side yard setback. The FAR is 0.75. The homes are 2330 and 2322 sf. The landscape is configured to the citywide standards: a landscape plan is not required.*

*Drainage will conform to current standards for Stormwater Management.*

*The neighborhood character was demonstrated by a series of photographs. An aerial photograph of the neighborhood was provided which showed the distribution of houses on 25-foot lots. The scale of the adjacent two-story homes was shown in photographs from Nautilus.*

*Nautilus Street is a View Corridor in Appendix G of the La Jolla Community Plan, providing for an "unobstructed framed view down the street". The existing mature cedar tree is to remain.*

*The proposed materials are travertine, copper, and painted siding. There will be photovoltaic panels on a portion of the roof.*

*No curb cut fronting Nautilus is proposed: the access to the parking for both lots is from the alley.*

**DISCUSSION 1/12/16**

*A discussion ensued about the density of the neighborhood, and the nature of the proposed development in relation to the adjacent properties. Although no subdivision is proposed, the change from the larger single home on two lots to two homes on individual lots is a change in character. The presence of the houses fronting Nautilus Street was discussed, as there might be ways to have the appearance retain the larger scale of the previous single house.*

**Please provide the following at the next presentation:**

- a. Consider zero lot-line development such that the two units would become an attached duplex development.
- b. Retain as many of the large trees as possible.
- c. Please provide a materials sample board.
- d. Please consider the planting requirements for the view corridor location, including the street tree designation for Nautilus Street, if there is one.
- e. Please provide a site plan with the landscaped areas, including the planting area fronting the curb

On January 12, this matter is continued to a later meeting.

**APPLICANT PRESENTATION 1/19/16:** (Sasha Varone)

The project was reviewed, with the additional materials and information that were requested.

The alternative of zero lot-line development had been considered by the owner and architect, but it does not conform to the underlying zone and in their opinion is inconsistent with the character of the neighborhood. The large tree at the front yard was discussed, and the landscaping on the site and the adjacent properties and street were reviewed.

The materials sample board was presented and reviewed. The wall finishes are stucco and stone. The windows will be clad with silver and bronze at the exterior finish. The areas to be covered by the various exterior finishes were discussed. The carports will be open at the sides with a garage door facing the alley. A member of the committee suggested that the garage door could be a translucent material.

The roof deck and the roof finishes were discussed. A portion of the roof will be standing-seam metal roof.

The designated street trees are queen palm and pine: both of these are provided on the site. No work is proposed in the right of way in this project.

**DISCUSSION 1/19/16**

The project scale and the rhythms of development in the neighborhood were discussed. The carport was discussed as a potential impact on the openness and view from the alley.

**SUBCOMMITTEE MOTION 1/19/16:** Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Coastal Development Permit to demolish two existing dwelling units and construct two single dwelling units on two separate lots at 320 and 322 Nautilus Street. (Ragsdale / Collins 6-0-1)

In Favor: Collins, Kane, Leira, Ragsdale, Welsh, Will

Oppose: None

Abstain: Benton (Chair)

**Motion Passes**

**7. PRELIMINARY REVIEW 1/12/16**

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

Project Name: **CABAJ RESIDENCE**  
5713 Desert View Drive                      Permits: SDP  
Project #: 398253                                      DPM: Firouzeh Tirandazi (619) 446-5325  
Zone: RS-1-2 & RS-1-4                                      ftirandazi@sandiego.gov  
Applicant: Peter Klein

Site Development Permit (SDP) to permit an existing two-level addition to a single family home, grading, excavation, retaining walls, and pool on a property containing Environmentally Sensitive Lands located at 5713 Desert View Drive. The 0.90-acre site is in the RS-1-2 and RS-1-4 Zones, and the Coastal Height Limitation Overlay Zone, within the La Jolla Community Plan area.

**APPLICANT PRESENTATION 1/12/16:** (Peter Klein and John Coffey)

*The proposed project was presented, which is the modification of portions of an existing structure, and the modification of existing site improvements. The project is the result of a code violation case. The residence structure has also experienced vibration due to wind exposure and the passage of the trains in Rose Canyon below: this has been verified by the geotechnical engineer.*

*The cycle issues refer to the improvements at the downstairs will be altered so that the Kitchen becomes a wet bar. The top floor of the house exceeds the 30-foot height limit. To conform to this rule, the Applicant is proposing that the bottom floor will be removed.*

*When the large landslide occurred roughly 8 years ago, there was a diversion of stormwater to the space at the north side of the property. This resulted in a dramatic vertical settlement at the northeast portion of the house. To remedy this, the Owner built a retaining wall downslope, to the east of the house: it is proposed that this will become an area for a swimming pool. The applicant has proposed that portions of the retaining walls will be removed so that the maximum height of the retaining walls will be 5 to 6 feet, and so that the retaining walls will step down the slope. The two lowest retaining walls will be removed.*

*The existing grade adjacent to the house is substantially unchanged since original construction in 1974.*

**DISCUSSION 1/12/16**

*A discussion ensued about the measurement of height of the structure and the modifications proposed. The Committee was concerned that the measurement of height would not necessarily lead to the decision to remove the lowest floor.*

*The restoration of the steep slope was discussed: this site exceeds 50 feet in vertical change, and the steep slope rules apply.*

*The Committee was concerned about the extent of the modifications to the slope and the restoration of a sufficient area of the slope.*

*William deLeeuw described his house adjacent to the north, which was built in 1971, and the pattern of development at the time was consistent with their home. He would like to see the swimming pool and some of the walls removed. He was present when the excess drainage flowed between the two properties.*

**Please provide the following at the next presentation:**

- a. Please provide the engineer's report on the vibration received at the house and the recommended measures to repair this condition
- b. Please consider a different configuration of the retaining walls so that they will follow the contours of the site.
- c. Please provide a colored landscape and revegetation plan that shows restoration of all disturbed areas of the entire site.
- d. Please provide a comprehensive design indicating the updated and final extent and type of all development of the retaining walls.
- e. Please provide a calculation of the open space preserved areas that result from interpretation of the steep slope area.

On January 12, this matter is continued to a later meeting.

**8. PRELIMINARY REVIEW 1/19/16**

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

Project Name: **AC Water Group 1008 PPA - Muirlands**  
Permits: CDP, SDP  
Project #: 431936 DPM: Angelena Nazareno, (619) 446-5245  
Zone: N/A anazareno@sandiego.gov  
Applicant: Jaime Ramos

Public Project Assessment - (PW) WBS No. B-14117.02.06 - For 8,936 feet of pipe replacement and 2,300 feet of new pipe within the public right of way at multiple locations on various streets in the Muirlands area. Project Scope includes several service easement vacations to be completed once the facilities are relocated.

*The streets affected are: Avenida Manana, Avenida Wilfredo, Manana Place, Muirlands Vista Way, Muirlands Drive, Solymer Drive, Newkirk Drive, Inspiration Drive, Terryhill Drive, and Havenhurst Drive, and other streets, alleys and easements in the area.*

**APPLICANT PRESENTATION 1/19/16: (Jericho Gallardo)**

The project was described. It is expected to start construction in June 2016, and run approximately one year. All work will be performed in the right-of-way. The streets in the area will be resurfaced upon completion of construction. Three easements will be abandoned, due to the decision to stop the use of the easement for any improvements. The existing alley will not be vacated.

The existing storm drain will be reconstructed.

The project is currently nearing the finalization of the environmental documents. It is expected that the environmental findings will be in a MND, and the issues of Archaeology and Paleontology will require mitigation.

Staging of construction offices and equipment. Traffic control will be required for this project, which is the responsibility of the Contractor.

**DISCUSSION 1/19/16**

The project impacts were discussed, including the loss of easements for future public projects and for the use of pedestrians, whether or not they are in use for this project.

*Please provide for the next presentation:*

- a. Topographic surveys and a summary of each easement, with photographs from both entrances from the public way to the right-of-way.
- b. Provide information on potential materials storage and laydown areas for this project.
- c. Provide information on the routing and discharge of the new drainage structures.

**9. COURTESY PRESENTATION 1/19/16**

Project Name:	<b>Zephyr Residence</b>	Permits:	CDP & SDP
	921 Muirlands Drive	DPM:	Mike Westlake (619) 446-5220
Project #:	459676		<a href="mailto:mwestlake@sandiego.gov">mwestlake@sandiego.gov</a>
Zone:	RS-1-2		
Applicant:	Mike Lake		

(Process 2) Coastal Development Permit to demolish an existing residence for the construction of a new 8,885 sq ft, 2-story residence with attached garage and a 703 sq ft guest house at 921 Muirlands Dr. The 0.69 acre site is in the RS-1-2 zone, Coastal (Non-appealable) overlay zone.

**APPLICANT PRESENTATION 1/19/16:** (Mike Lake, Mandy Miller, and Doug McNeff)

The project was introduced. The lot is 30,056 sf. The proposed 8,885 sf house would have a proposed FAR of 34%, where approximately 13,000 sf is allowed. A brief discussion ensued about the character of the neighborhood and the proposed design. The maximum height at the ridge is 28' - 4"; other elements will project close to or appear to exceed the 30-foot height limit.

The existing improvements on the site were discussed, and the relation to the proposed development. The change in grade at the site will not exceed 3 feet.

A stormwater detention basin will be provided at the southwesterly portion of the site. The larger existing shrubbery, principally bougainvillea, fronting Muirlands Drive will be retained. Some of the larger trees on the site, which are pines, will be retained. The landscape concept was reviewed.

**DISCUSSION 1/19/16**

The proposed design was reviewed, and information about the site and the landscaping were discussed.

*Please provide for the next presentation:*

- a. A more detailed design of the proposed stormwater detention basin, with a landscape treatment.
- b. Provide cross sections through the road across the property, extending from the street to the property line.

- c. Provide a cross section through the entire property, through the stormwater detention basin, parallel to the southerly property line.*
- d. Provide a photographic simulation of the proposed house in the view from Muirlands Drive.*
- e. Provide a materials sample board.*

**10. REVIEW of CHANGES to the CITY CODES regarding CATEGORICAL EXEMPTIONS**  
1/19/16

The CPA Ad Hoc Committee on Single Family Residential Zoning is proposing a coastal overlay zone for single family residences that would expand DSD staff authority for Categorical Exemptions in ministerial processing. This would be based upon a lower threshold FAR than currently allowed in the LDC that can be incrementally increased, provided specific design criteria that strengthen and enhance community character are met. The DPR is opening this matter to discuss the proposed design criteria for both incentives and disincentives. Ultimately, the DPR wishes to make a recommendation to the CPA on whether the proposed ministerial review and revised Categorical Exemption proposal is viable and acceptable to the community.

Presenter: Diane Kane

A general orientation to the proposed changes was provided. Diane Kane and Angeles Leira discussed various aspects of the proposed changes, which could be adopted in the upcoming update to the Land Development Code. The possibility of minor additions leading to Categorical Exemptions (superior to a Categorical Exclusion) appears to be a way to allow some kinds of development for projects where it is not maximizing the development of the site.

The possibility of “tailored zoning” was discussed: smaller projects would be approved administratively where some latitude can be granted to the city staff.

The CPA discussed and reviewed the matter at its January meeting. The recommendations were that the Planning Commission should not consider or approve any changes to the current maximum allowable measurements in FAR, height, or other measurement standards.

Demolition would be possible without community review.

It is recommended that the La Jolla Shores committees should be involved in this discussion.