

## La Jolla Shores Permit Review Committee Minutes

### Special Meeting: Monday, December 19, 2011

#### 1. **Non-Agenda Public Comment – 2 minutes each**

Angela Reinecke of 8279 La Jolla Scenic Drive North addressed the LJSPRC to ask what a resident could/should do when erroneous information concerning existing setbacks was supplied to reviewers by the applicant. Ms. Reinecke stated that the neighborhood setbacks within a radius of 300 feet of the Chao residence were understated by at least 4 feet. She asked whether the City respected the rules on setbacks. Phil Merten replied that the City was inconsistent and that she should file an appeal with the City of its action on the Chao residence setbacks and be prepared to supply as much authenticated information on setbacks as possible.

#### 2. **Chair Comments**

- To date we have no information on when the Torrey Pines Road Slope Repair between Little and Roseland, southeast side of road and Avenida de la Playa/Beach Storm drain project
- Cto Bello has deferred until they make another submission to the City.
- Gaxiola has resubmitted – no contact
- LJCPA appeal of 8490 Whale Watch to the City Council will likely be held January 10 or 17, 2012
- The LJCPA approved the Pelberg SCR at its December 1 meeting. It was a full hearing.
- LJCPA Ad Hoc Committee on Bylaws Revisions was to meet on Wednesday, December 14 at 4 PM to identify and discuss potential modifications and additions to current bylaws, including incorporation of current association policies, including appeals and other procedures.
- La Jolla Shores PDO Advisory Board is to meet Tuesday, December 20 at 9:15 AM to discuss concept of single story addition to 2715 Inverness Drive; Process One, second story addition to 7835 [sic] Via Capri; and Sinclair residence at 2075 Soledad Road described below.
- Approval of minutes of 11/22/2011 subject to a correction made by Helen Boyden regarding the portion of the minutes dealing with the Hillel project. The original minutes incorrectly stated that if Phase II was approved, the temporary Hillel office now in a single-family residence at 8976 Cliffridge would revert back to an office. The correct statement is that if Phase II is approved, the temporary office contained in the house at 8976 Cliffridge will revert back to being a single family residence.

#### 3A. **8440/8450 Whale Watch Way – 3rd hearing**

- Project No. 254765
- Type of Structure: Single Family Residence
- Location: 8440 and 8450 Whale Watch Way
- Project Manager: Glenn Gargas; 619-446-5142; [ggargas@sanidiego.gov](mailto:ggargas@sanidiego.gov)
- Owner's rep: Mark House, House & Dodge; 619-557-0575; [markhouse@houseanddodge.com](mailto:markhouse@houseanddodge.com)

**Project Description:** Demolition of single family residences at 8440 and 8450 Whale Watch Way; construction of new two story SFR with portions of lower level subterranean garage defined as basement; site work to include 2 driveways & curb cuts, site walls, hardscape, landscaping, site grading, fences, pool & spa. [Applicant] (demolish existing residence and construct a 10,755 square foot, two-story, single family residence on a 0.92 acre site. . . . , Coastal Overlay (non-appealable), Coastal Height Limit, [Campus]Parking Impact Overlay Zones. [City])

**Seeking: Coastal Development Permit (CDP) and Site Development Permit (SDP)**

**Previous Action PRC** October 25; please see minutes for full discussion

**Motion: Morton Second: Emerson**

Project to be continued to the next committee meeting with the following additional info provided:

- Landscape plan that addresses the concerns of the public vistas – allows more views
- More street elevations renderings
- Elevations/renderings from down below including the retaining walls.

- Address the impact of this house from the public right of way.
- Request a complete materials board
- Verify project information and descriptions (height, sq footage, bedrooms)
- Delineate the height limits and datum points in the sections.
- Render in the elevations to make them more visible

**Motion carries: 6-0-1;** Approve: Donovan, Emerson, Lucas, Morton, Naegle, Schenck; Oppose: none; Abstain: Boyden

Previous Action November 22, Please see minutes for full discussion

**Motion:** Donovan **Second:** Emerson: **Continue item. Motion carries 3-2-1;** Approve: Donovan, Emerson, Lucas; Oppose: Schenck, Morton; Abstain: Boyden

**Presented by Mark House:**

The architects met with neighbors on the north side (Colarusso) at their home regarding the deck and landscaping that potentially hindered the view. There will be landscaping changes, including changing a camphor tree to a dwarf magnolia. The hedge along the property line will be maintained at a level of 1 foot height above the proposed deck. A rendering of the proposed structure as seen from the Colarusso house shows that the new house has a lower roof line that will not impact view.

**Merten:** Question regarding the wall on south property line? *Response: The wall is on the adjacent property. They will be maintaining the planting as shown in the landscaping plan on their side. The neighbors will need to maintain their side.*

**Morton:** Is there an elevation looking up at the property from the west (down slope)? *The elevation was shown.*

**Public comment:**

**Tom Colarusso:** Neighbor on the north: He will remove the juniper trees on their property at the front corner near the street to improve the view corridor. Their concerns about the view and on landscaping have been addressed.

**Tony Crisafi representing Dr. Woolf:** They are concerned about the den on the south corner of the house and whether there will be privacy issues with Dr. Woolf's house. *Response: No changes have been made to the structure since the previous presentation. From side yard, the setback on the south property line is 35' at main level, 28' at lower. There is a planter to protect privacy on lower level. The adjacent property is lower and the proposed plantings should maintain the privacy.* Crisafi: questions about the landscaping on the lower southwest corner. *Response: the plantings were described. Due to the lower topography, does not anticipate any view blockages.*

**Motion:** Donovan **Second:** Merten

Motion to approve the Coastal Development Permit (SDP) and the site development permit (SDP) for the project as presented to the committee. Project #254765.

**Motion carries 6-0-1**

Approve: Donovan, Emerson, Lucas, Merten, Morton, Schenck

Oppose: None

Abstain: Boyden (chair)

**B. Salami Residence - 2712 Costebelle**

- Project No. 255583
- Type of Structure: Single Family Residence
- Location: 2712 Costebelle Drive
- Project Manager: John S. Fisher; 619-446-5231; [jfisher@sandiego.gov](mailto:jfisher@sandiego.gov)
- Owner's rep: Pablo Paredes; [Pablo@paredes.com](http://Pablo@paredes.com)

**Project Description:** 3,984 square foot addition to an existing single family residence on a 0.49 acre site located at 2712 Costebelle Dr. in the Single Family Zone of La Jolla Shores Planned District [City]

**Additional applicant provided text:** Neighborhood containing several single family residences range from 3,000 sf to 8,000 sf. Lot sizes range from 20,000 sf to 40,000 sf. Views to the ocean are possible from most locations. See San Diego City comments for full set of issues. Major issues include possible impacts to sensitive vegetation and steep hillsides with existing rear yard improvements that may not have been properly permitted.

**Seeking: Site Development Permit (SDP), possibly for Environmentally Sensitive Lands (ESL)**

The plans to be reviewed are dated 12/19/11, and were submitted to the City today. The Committee discussed whether a review for the property was appropriate with the new plans and the project appearing to still be in development. It was decided that this would be a first review of the project with no final recommendation to be made.

**Presented by Pablo Paredes and Tony Crisafi:**

Existing house is single story. They are proposing to expand to 2 stories. The original garage will be converted into kitchen. The 3-car garage will be added on the north side. Elevations were shown along with a rendering that was not current with the latest plans. The first design will be modified to remove the central tower, have a flat gravel roof and the garage will now be the first unit in from the street and there will be no guest house to the street side of the garage, but just a guest bedroom next to the interior wall of the garage.

**Morton:** You show a front setback of 10'. Is that current with the neighborhood? *Response: There were neighborhood CCR's which they are researching. The setbacks vary in the neighborhood. The side setback is 6.5' (with a pinch point of 4').* **Morton:** Do you have a 300' setback survey? *R: No.*

**Boyden:** There are 6 rooms that qualify as bedrooms + office (may qualify as a bedroom). They are not in the Campus Impact Zone or any other parking impact zone.

**Donovan:** The present house is very close to the house on Costebelle Way. This design is even closer now. Have they met with the neighbor? *Response: They sent out certified letters to the owners on record per the city requirements. The house next door is rented and there are trees on the neighbor's side to help with privacy. Upstairs is the master bedroom, but the view from there is designed to look towards the ocean not the neighbor's house.*

**Boyden:** Area designated in community plan as a scenic overlook. Side yards should be kept clear to allow vistas. She confirmed that a proper notice had been posted on the garage.

**Merten:** The property owner who resides at the southeast corner of the intersection of Costebelle Drive and Esterel Drive filed a suit against the owner of a project directly across the street on Costebelle Drive, which resulted in portion of the second story being removed from the house. I would advise you to contact the property owner who filed the suit and review your plans with him. *Response: They are aware that there are sensitive building issues in the neighborhood.*

**Crisafi:** *They have tried to keep the 2 story segment on the north next to the 2-story house on that side.*

**Morton:** The existing sidewall on north side is 3' from property line and 6' high? Does the retaining wall on corner date back to the original subdivision. *Response: House is 5' below street level at that corner so it doesn't extend much beyond the street level at that point. Walls were from original house, they don't know about the original subdivision.*

**Public comment:**

**Steve Barno** 2717 Costebelle, neighbor across the street: The trees block the views, who controls them? Is this a code issue or are there no regulations? *Response: The owner, Dr. Shirazi, says that they can be removed or maintained.*

**Motion:** Lucas **Second:** Donovan

To continue the project and return with responses to these issues the committee would like addressed:

- Landscaping and vista issue – landscape plan
- 300' neighborhood setback survey
- Plan showing the adjacent neighboring properties to show context of house and setbacks

- Show view triangle on plans for new garage
- Determine actual number of rooms that qualify as bedrooms
- Prop D line indicated on elevations
- Do the two driveways meet the city codes?. Are they spaced far enough apart?
- Provide street elevations
- Provide a materials board
- Provide an artist's rendering
- Address concerns on the setback on northeast property line and closeness to neighbors. What is the neighbor's setback on that side?
- How does this project comply with the community plan with regards to transitions between new construction and existing construction.
- Address concerns about parking in neighborhood, especially with so many bedrooms. Show parking spaces on plans.

**Motion carries: 6-0-1**

Approve: Donovan, Emerson, Lucas, Merten, Morton, Schenck

Oppose:

Abstain: Boyden (chair)

**C. Sinclair Residence – 2075 Soledad Road**

- Project No. 259074
- Type of Structure: Single Family Residence
- Location: 2075 Soledad Avenue
- Project Manager: Jeff Peterson; 619-446-5237; [japeterson@sandiego.gov](mailto:japeterson@sandiego.gov)
- Owner's rep: Michael Rollins/Rollins Construction Consulting; 619-993-6003; [Michael@rollinsec.com](mailto:Michael@rollinsec.com)

**Project Description:** Demolish the existing and construct a new single family residence. The existing guest quarters will remain. [applicant]

**Seeking: Coastal Development Permit (CDP) and Site Development Permit (SDP)**

**Presented by Michael Rollins:**

12/19/11 plans resubmission to City today.

Project overview: The entryway and gates will remain as they are. They are installing a dedicated water line (separate water meter) at the front for irrigation. There is a 60' elevation change from street to the pads below. There is existing 3-car carriage house with storage above. A recent survey shows that a corner of the carriage house was built over neighbor's property line. This will require a lot line change to be worked out with the property owners on that side. The carriage house is permitted for cars and storage only. There is a guest house that was permitted through a Coastal permit in 1975 (as the city did not have jurisdiction at the time). There are permits for all structures on the property – there are no issues of un-permitted additions. Entire site was built in 1975 and there were no environmentally sensitive lands (ESL) or slope restrictions in effect at the time. They are proposing to demolish the guest house, the main house, and the tennis court and construct a new house.

Main structure. From upslope the structure appears to be single story, but on the downslope side it is two stories. They will not disturb any of the slope areas. A 7977 sq ft main house is proposed. Current buildings: 3118 sq ft main house, 1300 sq ft guest house, 2098 sq ft carriage house.

The FAR is .19, the neighborhood average is .36.

Setbacks:

Front: 20', neighborhood average: 17'

Side: 7', neighborhood average: 7'

Rear: 76', neighborhood average 27'

- Elevation points: 154.6' lowest, 177.9' highest.
- Elevation difference from lowest to highest structure: 28.2'

- Materials shown: Flat tiles of natural stone will be used for exterior walls. Gravel roof and solar panels on the single story side of the house. This project will qualify for the sustainable expedite program. 44 panels will meet the 50% electricity generation requirement.
- There is roof area to expand to 88 panels and 100% electricity generation at a later date.
- Tennis court being demolished and new house will be part of that footprint.
- Pathway from street with stairs has been approved by planners for fire access.
- 5 rooms that qualify as bedrooms (includes dens)
- 58% landscaping

Morton: Can you describe the drainage for the property? *Response: There is an existing drainage pipe that runs under the property; that will not be changed by the new construction.*

**Public comment:**

**Mike Furby, neighbor, Lookout Drive:**

51 year resident. This site is on a blind curve. They are doubling the size of the house. Five houses have been constructed in last 3 years and there is no street parking. There is no enforcement of the firelane which is a safety issue. The blind curves and additional driveway egresses are a public safety issue. Whitman house has 3 + 3 10,000 sq ft. *Response: This is a parking impacted area. The project will have a 3 car garage, with 3 tandem in driveway, and 2 outside additional spaces.*

**Committee discussion:** The committee has concerns about the resolution of the carriage house and property line issues. If the carriage house needs to be removed, there will not be sufficient parking. The owner's representative has stated that there will need to be re-design if the carriage house is removed. This issue needs to be resolved before the project can be given a proper community review.

**Motion:** Merten **Second:** Schenck

Project be continued until such time as the carriage house and property line issue is resolved. Address concerns about site drainage and provide landscape plan.

**Motion carries 6-0-0**

Approve: Donovan, Emerson, Lucas, Merten, Morton, Schenck

Oppose: None

Abstain: Boyden (chair)

**D. Sugarman Drive Tentative Map and Zone Change – Courtesy Review Only**

- Project No. 236370
- Type of Structure: n/a
- Location: 8519 and 8527 Sugarman Drive
- Project Manager: Connie Diaz; 619-446-5130; [cdiaz@saniego.gov](mailto:cdiaz@saniego.gov)
- Owner's rep: Alcorn & Benton Architects; 858-495-0805; [lindsayclayton@sbcglobal.net](mailto:lindsayclayton@sbcglobal.net)

**Project Description: (Courtesy Review)** We are proposing subdividing two SFR lots at 8519 & 8527 Sugarman Drive by dividing each of the lots along a roughly north/south line, centered on the existing electrical easement. The lower, eastern halves of the lots would then be recombined into one lot, accessible from Gilman Drive. We are then proposing that this lot be rezoned to match that of Tract G of the La Jolla Shores PDO. The current proposal includes the development of 8 single-family housing units. No work is being done to the existing single family residences located at 8519 & 8527 Sugarman Drive. [applicant]

**Seeking:** Tentative Map and Zoning Change

**Presented by:** Lindsay Clayton, Paul Benton

The project is a lot split that will divide 2 lots into 4 then combine the lower 2 lots into single lot for development.

- These lots are bigger than existing parcels within a 300' neighborhood survey.

- 60' elevation difference between high and low part of lot.
- The Gilman Drive portion has a 5' elevation change, so is relatively flat.
- 4 units on each side of the lower lot after the split – 8 for combined lot. (10.9 is max per code).
- Preliminary study shows that this is not environmentally sensitive lands as there is fill from the grading of the Sugarman Drive portion of the lot above that was pushed off during construction.
- Part of lower lot is less than 25% grade, where most of the units will be built.
- For the portion that is greater than 25% grade near the proposed development, there is fill behind, which doesn't count as steep hillside.
- Portions of the proposed houses will be on the steeper grade, but will be below the percentage required for steep development regulations.
- 8 guest parking spots.
- Parking for houses: 2 each, some guest parking
- Limited street parking
- 900 sq ft open space required for each unit. The open space is currently designed behind the houses at ground level, although balconies could be added to meet the requirements.

**Public comment:**

An unidentified neighbor from Sugarman Drive was in attendance that wants to do a similar lot split and is here for information. Has no specific comments or questions, but stated that several other Sugarman Drive property owners are looking to do a similar split.

**Feedback from the committee:**

- The lot size and density of units are consistent with the neighborhood.
- Concern that the whole street might be developed this way
- They will need to look at the traffic safety issue with the driveway entrance and parking.
- Look at visitor parking issues, given the lack of street parking.
- Look at the steep hillside issues and land stability.
- They will need to look at the drainage issues and have a drainage plan.