

PLANNING COMMISSION

AGENDA ITEM 2
JANUARY 9, 2025

APPEAL OF HEARING OFFICER APPROVAL OF
GARCIA REPLACEMENT HOME AND ADUs

812 HAVENHURST PT

LA JOLLA, CA 92037

Project number: 0697754

GARCIA REPLACEMENT HOME LOCATION – 812 HAVENHURST PT, LA JOLLA



EXISTING HOUSE TO BE REPLACED



ALLEGATION: PROJECT IS NOT COMPATIBLE WITH THE NEIGHBORHOOD CHARACTER GIVEN ITS BULK AND SIZE.

RESPONSE: THE EXISTING NEIGHBORHOOD CHARACTER IS AN ECLECTIC MIX OF ARCHITECTURAL STYLES. THERE ARE MANY TWO-STORY AND A FEW THREE STORY HOMES IN THE AREA AND THE SQUARE FOOTAGE OF THE NEIGHBORHOOD RANGES FROM UNDER 3,000 SQ. FT. TO WELL OVER 10,000 SQ FT.

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



936 HAVENHURST DR (5,387 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



836 HAVENHURST PT (3,426 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



6111 HAVENHURST PL (3,211 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



925 HAVENHURST DR (5,929 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



925 HAVENHURST DR (5,929 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



6125 TERRYHILL DR

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



821 HAVENHURST PT (4,313 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



6170 INSPIRATION WAY

**MUIRLANDS POINT VICINITY
NEIGHBORHOOD CHARACTER**



724 MUIRLANDS VISTA WAY

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



932 NEWKIRK DR (4,226 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



921 NEWKIRK DR (3,857 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



907 NEWKIRK DR (2,227 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



935 HAVENHURST DR (4,766 SQ FT)

MUIRLANDS POINT VICINITY NEIGHBORHOOD CHARACTER



6120 HAVENHURST PL (5,134 SQ FT)

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



6151 TERRYHILL DR (4,937 SQ FT)

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



1140 INSPIRATION WAY (3,257 SQ FT PRE REMODEL)

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



946 HAVENHURST DR (5,144 SQ FT PRE REMODEL)

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



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6171 TERRYHILL DR

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



1025 HAVENHURST DR (6,757 SQ FT)

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



6141 TERRYHILL DR

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



1005 HAVENHURST DR (2,488 SQ FT PRE REMODEL?)

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES



715 MUIRLANDS VISTA WAY (6,818 SQ FT)

CANYON HOMES



AERIAL VIEW OF THE HOMES ACROSS THE SMALL FINGER CANYON FROM THE GARCIA HOME. THESE HOMES ARE DETAILED ON SLIDES 28, 29 AND 30

CANYON HOMES



707 MUIRLANDS VISTA WAY (7,990 SQ FT)
(ACROSS THE SMALL FINGER CANYON FROM THE GARCIA HOME)

CANYON HOMES



715 MUIRLANDS VISTA WAY (6,818 SQ FT)
(ACROSS THE SMALL FINGER CANYON FROM THE GARCIA HOME)

CANYON HOMES



725 MUIRLANDS VISTA WAY (4,600 SQ FT)
(DIRECTLY ACROSS THE SMALL FINGER CANYON FROM THE GARCIA HOME)

MUIRLANDS POINT VICINITY 2 AND 2+ STORY HOMES (marked in green)

Subject property



VICINITY IS **NOT** THE
NEXT DOOR
NEIGHBOR.

IT IS RATHER DEFINED AS:
“A SURROUNDING AREA OR
DISTRICT: NEIGHBORHOOD”

NEIGHBORHOOD IS DEFINED
AS:

“A PLACE OR REGION
NEAR, OR A
SURROUNDING DISTRICT”

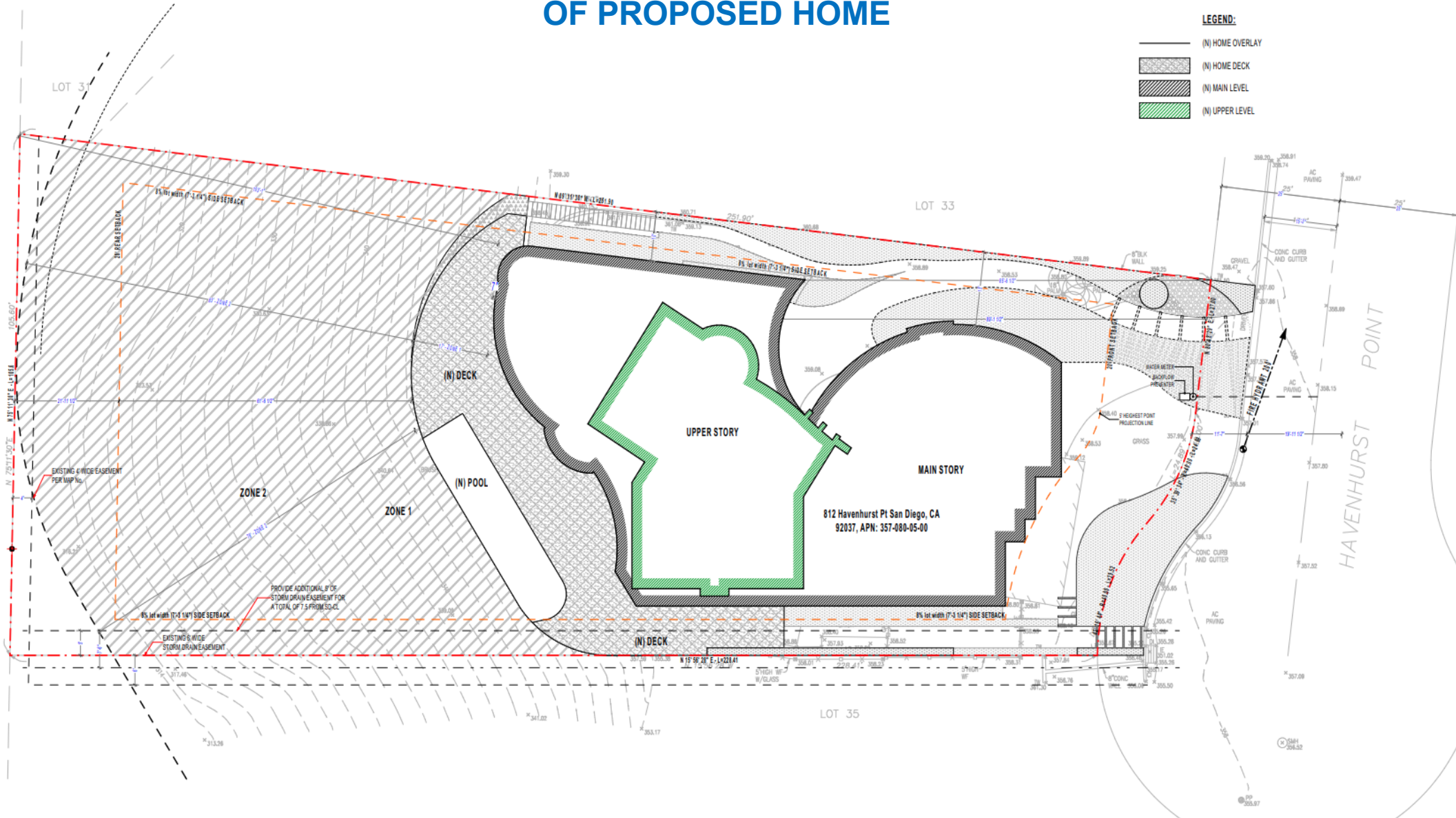
MERRIAM-WEBSTER
DICTIONARY (2022)

● Partial survey of 2 and 3 story homes within a $\frac{1}{4}$ mile radius (within circle) and other homes within a $\frac{1}{2}$ mile radius

OVERLAY OF PROPOSED HOME – NO ENCROACHMENT INTO THE OPEN SPACE CANYON

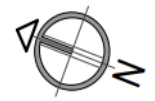


OVERLAY OF MODEST UPPER LEVEL OF PROPOSED HOME



LEGEND:

- (N) HOME OVERLAY
- (N) HOME DECK
- (N) MAIN LEVEL
- (N) UPPER LEVEL



NORTH

PRJ 0697754
CDP 2586783
SDP 2586785

REVISION	DATE
#1	1.21.2022
#2	9.26.2022
#3	10.8.2022
#4	9.1.2023
#5	01.08.2024
#6	02.15.2024
#7	03.28.2024

GARCIA - RESIDENCE

812 Havenhurst Pt San Diego, CA 92037

PROJECT NAME

ADDRESS

DATE

PROPOSED REPLACEMENT HOME LOOKING NORTHWEST



PROPOSED HOME LOOKING NORTHEAST



PROPOSED HOME LOOKING WEST



PROPOSED HOME LOOKING SOUTHWEST



COMPLIANCE WITH MUNICIPAL CODE

RULE/REGULATION	ALLOWED/REQUIRED	PROPOSED HOME	CONCLUSION
FAR	Allowed: 0.45 RANGE OF HOMES IN AREA: 0.14-0.53	0.428	COMPLIES
HEIGHT	30 feet	RIDGES RANGE FROM: 13'6" to 27 feet	COMPLIES
SETBACKS			
FRONT	20 feet	Ranges from 20 – 64 feet	COMPLIES
SIDE (north-west)	10 feet	Ranges from 10 – 39 feet	COMPLIES
SIDE (north-east)	10 feet	Ranges from 10 – 25 feet	COMPLIES
REAR		80+ feet	COMPLIES
LOT COVERAGE	50%	43%	COMPLIES

PROPOSED GARCIA REPLACEMENT HOME

This replacement home complies with all Municipal Code regulations. It is compatible with the eclectic mix of one, two and three-story homes in the vicinity. The smaller size of the upper level is set back sufficiently breaking up the volume of the structure.



CONCLUSION

WE RESPECTFULLY REQUEST THAT THE PLANNING COMMISSION DENY THE APPEAL AND AFFIRM THE HEARING OFFICER APPROVAL OF THIS REPLACEMENT HOME.