

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, SEPTEMBER 20, 2011

LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 4 PM

1. NON-AGENDA PUBLIC COMMENT Issues not on agenda within LJ DPR jurisdiction. [2 min. max.]

2. INFORMATIONAL PRESENTATION: Beautification of Coast Boulevard

La Jolla Parks & Beaches, Inc., invites you to a community outreach workshop, *Beautification of Coast Boulevard Walkway at Children's Pool Park, Casa Beach*. Registrants for this workshop will meet at the lifeguard station at 8 am, Saturday, October 1. Results from an observation-based questionnaire and discussion period will then instruct the new design from well-known Landscape Architect, Jim Neri. The goal is to rebuild this sadly blighted area and restore its former welcoming environment. The presenting speaker on 9/20 is Phyllis Minick, Treasurer of LJP&B. Please join us!
Contact Phyllis at pminick@aol.com or 858-459-5939.

3. FINAL REVIEW [Previously viewed 9/21/10 and 1/18/11]

Project Name: **SIMIMI RESIDENCE**

946 Muirlands Vista Way

Permits: CDP

Project #: 211972

DPM: Glenn Gargas 619-446-5142

ggargas@sandiego.gov

Zone: RS-1-5

Applicant: Chris Martin, Bejan Arfaa Architects

619-293-3118 cm.aarch@pacbell.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct an approximate 6,421 gross SF two story single family residence on a 17,408 SF lot the RS-1-5 Zone in the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.

Please provide the following for Final Review:

- a. Complete the un-responded items from January 18 2011 meeting.
 1. Comment on the Cycles Letters statements about development encroachment down hillside.
 2. Photo of current house and simulation of proposed
 3. Bring more sections through property and building (through surrounding properties too)
 4. Comparison to the neighboring properties
 5. Comparison to the opposite side of the street
 6. Show how the building fits into the context of the community (ref LJ Com. Plan)
 7. How the height relates to the neighbors
 8. Materials board with colors, garage door materials
 9. Use large presentation boards for photos and drawings
 10. Will house block ocean views?
- b. Provide letters from City and Soils Engineer that Soils/Geology Report is adequate.
- c. Use Photoshop or similar process to construct a simple massing of adjacent homes:
 1. Show buildings on both sides of house.
 2. Show buildings across the street too.
- d. Reconfigure design:
 1. To have two levels with one below the slope as Neighbor to the East, or
 2. step back 2nd level (reduce massing side to side) and reconfigure rooms to soften street view, and for East & West Neighbors.
- e. Show Prop D height on Section A
- f. Please provide clear exhibits

If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.

Please contact the LJ DPR Committee coordinator at alexisknepp@sbcglobal.net or at 858-459-0805 with questions or comments.

4. FINAL REVIEW [Previously viewed 1/18/11]

Project Name: **SHAHBAZ RESIDENCE**

6412 Avenida Manana
Project #: 216575

Permits: CDP
DPM: Tim Daly 619-446-5356
tdaly@sandiego.gov

Zone: RS-1-5

Applicant: Chris Martin, Bejan Arfaa Architects
619-293-3118 cm.aarch@pacbell.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing 3,869 SF residence and construct an 7,884 SF two story single family residence and an attached 3 car garage on a .57 acre site in the RS-1-5 Zone in the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

Please provide the following for Final Review:

- a. Clarify issue/wording “a 24 ft wide driveway where a maximum driveway width of 12 ft is permitted per SDMC” from Cycles Letter pg 2.
- b. Photograph the view from the bike path
- c. Project’s footprint and footprint of the houses all around it
- d. Street scene elevations with homes on both sides of the street, sections. Show relationship to neighbors’ roofs from street scene, and relationship in height.
- e. Show how side yard issues relate to the two homes on either side
- f. Are there ocean views through side yards from the street?
- g. Pull tax rolls to provide neighboring F.A.R.s

5. PRELIMINARY REVIEW

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

Project Name: **SOLEDAD AVENUE SLIDE REPAIR**

1760, 1796, 1840 Soledad Avenue
7750 Sierra Mar Drive
Project #: 241275

Permits: CDP for previous emergency CDP
DPM: Tim Daly 619-446-5356
tdaly@sandiego.gov

Zone: RS-1-5

Applicant: Dan Valdez, Coffrey Engineering
858-831-0111
dan@coffreyengineering.com

Scope of Work:

(Process 2) Coastal Development Permit for previous emergency CDP on 4 properties at 1760, 1796 and 1840 Soledad Avenue and 7750 Sierra Mar Drive in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.