

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

AGENDA FOR TUESDAY, JULY 15, 2014
LA JOLLA RECREATION CENTER
615 PROSPECT STREET, RM 1
4:00 PM

1. NON-AGENDA PUBLIC COMMENT

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

2. FINAL REVIEW (PREVIOUSLY REVIEWED 07/08/14)

Project Name:	SACIDO RESIDENCE	Permits:	CDP, SDP
	901 Skylark Drive	DPM:	John S. Fisher, (619) 446-5231
Project #:	349884		JSFisher@san Diego.gov
Zone:	RS-1-5	Applicant:	Mark Farrington, (858) 675-9490

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to permit a lot line adjustment and allow construction of retaining walls, ramps, landscaping and pavement on two lots, and a pool/spa and companion unit at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and companion unit at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

APPLICANT PRESENTATION 07/08/14: (Mark Farrington, John Krizan, Antonio Sacido)

The proposed project was presented as in Scope of Work, along with a ten-page handout. Houses were remodeled with previous permits (not part of this project). DSD agrees that the slope is not natural, graded in 1959-1962? Applicant plans for a stable slope and will prepare drainage for 100 year storm. Water will go to a catch basin. Mr. Sacido wants the site for his wedding, and does not have plans for other events.

DISCUSSION 07/08/14

Several neighbors and Architect Scott Spencer had considerable discussion about hillside drainage, drainage flow to downhill properties. The need for a drainage study and mitigation of water flow was expressed. Request was made to divert storm water to the City storm water system. Neighbors expressed concern about the non-permitted grading and clearing, and the subsequent Code Violations. There was a question about the need for more parking for the habitable companion units. There was concern about the possible future situation of the properties having separate owners since the conjoined landscaping and side yard entryway could not be easily separated.

Please Provide for FINAL REVIEW:

- Please provide an aerial photograph showing the surrounding properties. Use colors to mark existing and proposed property lines. Show how this will improve the applicant's property.
- Please provide a complete and detailed drainage plan. Please include your drainage study, Water Quality Technical Report and any other information related to storm water treatment.
- Please identify properties downhill that are, or could be, affected by storm drainage.
- Please provide the geotechnical report with addendum and Biological Reports.
- Please provide drawings for the companion units.
- Please provide SD Muni Code reference that the companion units do not require additional parking.

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 ensure availability.

3. PRELIMINARY REVIEW

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

Project Name: **ZAVARO RESIDENCE**
1994 Via Casa Alta
Project #: 327381
Zone: RS-1-1

Permits: CDP, SDP, Variance
DPM: Laura Black, (619) 236-6327
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.

4. COURTESY REVIEW

Note: Courtesy Reviews do not receive a vote.

Project Name: **SERROS RESIDENCE ADDITION CDP**
335 Dunemere Drive
Project #: 363058
Zone: RS-1-7

Permits: CDP
DPM: Glen Gargas, (619) 446-5142
ggargas@sandiego.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.

5. COURTESY REVIEW

Note: Courtesy Reviews do not receive a vote.

Project Name: **COPLEY TPM & CDP**
1252 Virginia Way
Project #: 356092
Zone: RS-1-7

Permits: TPM, CDP
DPM: Michelle Sokolowski, 619-446-5278
msokolowski@sandiego.gov
Applicant: Jeff Tanneberger, 760.730.3351 x13

Scope of Work:

(Process 3) Tentative Parcel Map and Coastal Development Permit (Amendment to CDP 92-0202) to consolidate 8 lots, re-subdivide into 2lots (14,643 square foot lot and 13,523 square foot lot), demolish 174 square feet from the existing residence, thereby creating two single-family residences where one currently exists. The 28,151 square foot site is located at the southwest corner of Virginia Way and Ivanhoe Avenue East, at 1252 Virginia Way, in the RS-1-7 Zone and the Coastal (non-appealable) Overlay Zone, within La Jolla Community Plan area.

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