

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE**  
**LA JOLLA COMMUNITY PLANNING ASSOCIATION**

**AGENDA FOR TUESDAY, OCTOBER 14, 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 (PREVIOUS PRELIMINARY REVIEW 09/16/2014)**

Project Name: La Jolla High School Stadium Water Easement Vacation  
Permits: CDP  
Project #: 366028 DPM: Glenn Gargas 619-446-5142  
Zone: SDUSD ggargas@sandiego.gov  
Applicant: Michael Kinnear 858-831-0111

Easement Vacation (Process 5) to vacate a water easement for a previously-abandoned water main located in Block A of Starkey's Prospect Park, Map 1729. This is located in La Jolla High School.

**APPLICANT PRESENTATION 09/16/14:** (Michael Kinnear, PE)

*The proposed project was presented, site plan reviewed. The water line was abandoned in 2001. The school wants to build a concession stand and restroom atop the easement. The Div. of State Architecture approved the building designs.*

**DISCUSSION:**

Discussion included concerns about access, and ADA access, to the athletic fields, ROW, possible proscriptive rights.

**Please provide for FINAL REVIEW:**

- a) Please provide larger drawings mounted on poster boards. Please use different colors to high light the extent of vacation, the different aspects and specific uses.
- b) Are there future plans for the area, if so please explain.
- c) Does the public currently use the easement as a Right of Way?
- d) Please provide photos of the current site of easement with surroundings.  
(Mr. Kinnear would like to return 14 Oct 2014.)

**3. FINAL REVIEW (Previously presented 7/8/14, 7/15/14, and 9/9/14. Presented to the CPA 10/2/14: continued, with a request by the Applicant to return to the DPR with a proposal that is substantially changed.)**

Project Name: **SACIDO RESIDENCE**  
901 & 911 Skylark Drive Permits: CDP, SDP  
Project #: 349884 DPM: John S. Fisher, (619) 446-5231  
Zone: RS-1-5 JSFisher@sandiego.gov  
Applicant: Mark Farrington, (858) 675-9490

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**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 a guest quarters at 901 Skylark Drive on a 0.29 acre site, a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site in the RS-1-5 zone of the La Jolla Community Plan.

Applicant proposes the following language: to process as part of a Coastal Development Permit (CDP) and Site Development Permit (SDP) the following: 1) a parcel map lot line adjustment between the two legal lots known as Lots 52 & 53, LA JOLLA MESA VISTA, Map No. 3650. 2) An approximately 700 square foot GUEST QUARTERS for Lot 53 (901 Skylark Drive) as defined by San Diego Municipal Code (SDMC) Section 141.0306. No food preparation facilities are proposed as part of the GUEST QUARTERS design per the Municipal Code. Applicant acknowledges a Deed Restriction shall be recorded with building permit issuance. 3) Proposed construction of retaining walls, ramps, staircases, landscape planting and irrigation, patio paving, pergola, raised planters for herbs, small water features including Koi pond, and (901 Skylark Drive only) a pool and spa with vanishing edge construction all as shown on various plan sheets. 10/07/14

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

*The proposed project was presented as in Scope of Work. The applicant presented 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? They plan 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**

*About 7 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 have separate owners since the conjoined landscaping, side yard entryway could not be easily separated.*

**Please Provide for FINAL REVIEW:**

- a. 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.
- b. 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.
- c. Please identify properties downhill that are, or could be, affected by storm drainage.
- d. Please provide the geotechnical report with addendum and Biological Reports.
- e. Please provide drawings for the companion units.
- f. Please provide SD Muni Code reference that the companion units do not require additional parking.

**FINAL REVIEW 07/15/2014 (PREVIOUSLY REVIEWED 07/08/14)**

**APPLICANT PRESENTATION 07/15/14:** (Mark Farrington, John Krizan, Antonio Sacido)

*The proposed project was presented, with responses to each of the items previously requested. The Water Quality Technical Report by Scott R. Lyle indicates the downhill storm water flow will be slightly less with the project's mitigations of collection and controlled percolation. Their goal is to treat and direct the downhill flow between houses. Currently overflow does go between houses downhill.*

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### **DISCUSSION 07/15/14**

*A discussion ensued with considerable amount of comments and questions by neighbors about the downhill stormwater flow, its mitigation, direction, and amount of flow. A neighbor's representative, Architect Scott Spencer, stated that there has been a history of storm drainage flow of water and mud on their property. The applicant suggested a second feature, downhill, where overflow would be collected in a gravel-filled ditch and again controlling percolation. The applicant stated that any storm water control plan would go with the property and title in perpetuity. Neighbor Bill Mitchell expressed concern that the properties might be rented out as party houses or vacation rentals. The Chair of the HOA Arch. Jury, Eileen Hyslop, stated the project disregarded and violated their DC&R process. DPR reminded Ms. Hyslop that HOA matters are outside DPR's review. Issues were raised by DPR about the Municipal Code requirements for Companion Units, 141.0302. The applicant wished to continue the review until a future meeting.*

#### **Please Provide for FINAL REVIEW:**

- a. Please reconcile the requirements of SD Muni Code, Companion Units, 141.0302.
  - a. Record Owner agreement with City (approved by City Attorney) that Owner shall reside in either primary or companion unit. Agreement goes with Title. How is this possible with two separate lots? Will the owner actually live on either lot?
  - h. One off-street parking space required per bed room of companion unit. Min. one parking space per companion unit.
  - i. Off-street parking shall not be located in the area between the street wall and the front property line.
- b. References: Street Wall 113.0103, Determining Street Wall 113.0264, Determining Street Wall Line 113.0267.
- c. Please study having a secondary storm water mitigation furrow further down slope.
- d. Please meet with the HOA.

### **FINAL REVIEW 09/09/2014 (PREVIOUSLY REVIEWED 07/08/14 and 07/15/14)**

#### **APPLICANT PRESENTATION 09/09/14: (Mark Farrington, John Krizan)**

*The proposed project was presented, with responses to each of the items previously requested. The street wall and the stormwater control methods were reviewed.*

*An email from Bart Sefton was presented that indicates that the Architectural Jury of the HOA has approved the project.*

*Landscape Architect John Krizan described the proposed improvements to the properties.*

### **DISCUSSION 09/09/14**

*A discussion ensued about the methods of controlling stormwater flow. The companion units are less than 700 sf each. A discussion ensued about the possibility of vacation or additional rental properties.*

*The existing eucalyptus trees will be removed.*

*Bill Pierce, the president of the HOA, described the review process as it presently stands.*

**SUBCOMMITTEE MOTION 09/09/14:** Findings CAN NOT be made for a 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, and a deck, staircase, pergola and guest quarters at 911 Skylark Drive on a 0.89 acre site. This is based upon the findings that:

- a. The proposed project is not consistent with the neighborhood character,
- b. The habitable units and structure are inconsistent with the SDMC 141.0302,

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- c. The project presents a street wall that is inconsistent with SDMC 113.0103, 113.0264, and 113.0267.
- d. The off street parking requirement is not met for these additional spaces that appear to serve as bedrooms.
- e. The record of agreement with the City Attorney limiting the use of the companion units was not presented.
- f. The boundary adjustment divides one larger open space and creates two smaller open spaces, which is inconsistent with recognized planning practice to consolidate and create larger and more coherent open space.

(Costello / Mapes 6-1-1)

In Favor: Collins, Costello, Kane, Leira, Mapes, Welsh

Oppose: Will

Abstain: Benton, as Chair

**Motion Passes: Project is NOT recommended for approval.**

**PRELIMINARY REVIEW 10/14/2014** (PREVIOUSLY REVIEWED by the CPA and MODIFIED DESIGN presented 10/14/2014)

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

**On October 2, 2014, Applicant presented the project to the CPA and after discussion, requested that the project be amended and return to the DPR for further review. Applicant contacted the Chair of the DPR and requested to return to the DPR to present new information**

**At this meeting of the DPR October 14, 2014, Applicant will offer a Project that is modified, including to ELIMINATE the Guest Quarters on Lot 52 (911 Skylark Drive) and replace it with patio area. The stairway on Lot 52 adjacent to Lot 53 has been eliminated as a direct link from the main house level to the lower pathways shown.**

**October 14, 2014 procedures:**

**To reconsider the matter, Rule 37: Majority vote required.**

**Upon deliberation if the previous motion is to be rescinded, Rule 35: a 2/3 vote will be needed.**

#### **4. FINAL REVIEW**

Project Name: **KLINKOV RESIDENCE**

5915 Camino de la Costa

Project #: 377975

Zone: RS-1-7

Permits: CDP, SDP

DPM: Glenn Gargas, (619) 446-5142

ggargas@sandiego.gov

Applicant: Chris deGregorio, Marengo Morton

858-459-3769

Coastal Development Permit (Process 3) for remodel of first and second floor with a 371 sq ft first floor addition and new 1,846 sq ft third floor addition to an existing single family residence, resulting in a 4,829 sq ft single family residence on a 8,864 sq ft property. At 5915 Camino De La Costa, in the RS-1-7 Zone, Coastal (Appealable), Coastal Height Limitation, Parking Impact (Coastal and Beach), Residential Tandem Parking, Transit Area Overlay Zones, La Jolla Community Plan area.

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The agenda and meeting minutes are available online at [www.lajollacpa.org](http://www.lajollacpa.org).  
For additional information please contact Paul from Alcorn & Benton Architects at [paul@alcornbenton.com](mailto:paul@alcornbenton.com) or 858-459-0805.

**APPLICANT PRESENTATION 09/16/14: (CA Marengo)**

*The proposed project is on the first public street from the ocean. Across from the ocean within 300 ft of the Mean High Tide Line. Under height limitations. Set backs, front = 15 ft, rear = 13 ft, North = 10'11", South = 5'3". Lot coverage allowed 50%, using 30%. Max FAR = 0.56, 4,953 sq ft. proposed FAR = 0.54. 4,829 sq ft. 4 bedrooms, 2 parking spaces in garage (all that is required). Historic review in progress.*

**DISCUSSION:**

Cycles Letters say "third floor", it should say two floors over a basement. There is space for parking in the driveway, though not of Code dimensions. Concerns about historic nature of structure, and neighbors possible views discussed, and relationship of structures.

**Please provide for FINAL REVIEW:**

- a) Please provide a scale photo exhibit of both houses on either side with your proposed house in the center.
- b) Please provide an exhibit of proposed colors and materials (in montage).
- c) Optional. Do the houses in back of your project on La Jolla Blvd have an ocean view ?

**5. PRELIMINARY REVIEW**

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

Project Name:	<b>MONARCH COTTAGES</b>	Permits:	CDP, SDP
	7630 Fay Avenue	DPM:	Laura Black, (619) 446-5245
Project #:	370400 (355003)		LBlack@sandiego.gov
Zone:	LJPDO 3	Applicant:	Brian Longmore
			858-603-9478

LA JOLLA SUSTAINABLE EXPEDITE PROGRAM (PROCESS 4) Coastal Development Permit/Site Development Permit to amend CDP 201667 & SDP 206622 (PTS 66961) and a Conditional Use Permit (CUP) for a proposed 26-unit Residential Care Facility, within an existing 2-story building located at 7630 Fay Ave. The site is located in Zone 3 of the La Jolla Planned District, Coastal Overlay (Area 2), Coastal Height Limitation Overlay, Parking Impact Overlay zones within the La Jolla Community Plan, Local Coastal Plan.

**6. PRELIMINARY REVIEW**

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

Project Name:	<b>Limber CDP/SDP</b>	Permits:	CDP, SDP
	303 Vista de la Playa	DPM:	Jeannette Temple 619-557-7908
Project #:	355828		jtemple@sandiego.gov
Zone:	RS-1-7	Applicant:	Andy Fotsch, Island Architects
			858-459-9291

LA JOLLA 10#24004366 Coastal Development Permit and Site Development Permit (Process 3) to remodel an existing single family residence with a 373 sq ft addition. garage addition of 121 sq ft, & second-story, 753 sq ft guest quarters above the garage at 303 Vista de la Playa. The 10,833 sq ft site is located in the RS-1-7 of the La Jolla Community Plan area & Coastal Overlay Zone (appealable).

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