

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

COMMITTEE REPORT of the April 11, 2006 Meeting

Present: Louis Beacham, Bob Collins, Sherri Lightner, Dave Little, Joanne Pearson, Marty Vusich,

Absent: Lynne Hayes, Phil Merten, Paul Metcalf, Steve Pomeranke

FINAL REVIEWS/ RECOMMENDATIONS:

Project Name: **DEJOY PROPERTY** Permits: CDP/SDP
1049 Coast Boulevard
Project Number: JO 42-5461 / PTS 87084 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: Zone 5, LJPDO Applicant: Michael Rollins 619-260-8524
Agent: Jim Alcorn 858-459-0805 ext 302
RRomano@JAlcorn.com
Scope of Work: (Process 3) CDP/SDP to demolish an existing residences and constrict 3 residential, for rent units on 0.12 acre site.
Issues: The project has been changed from the previously approved version to accommodate the Historic Resources Board request to retain the façade of the existing home on Coast Blvd. side of the property. The FAR is 1.3 where 1.5 is permitted. Height from the street level of Coast Blvd. South is 24 feet. Applicant wishes to use a driveway width of 12 feet, not the 20 feet be required by the City.

MOTION: (Collins/Little) **FINDINGS CAN BE MADE Driveway should be 12 feet wide. There are only 3 units, so there is no need for a 2-way driveway.**

VOTE: **5-0-1 Motion Passes** (Lightner abstaining, because the drawings are not those submitted or received from the City.)

Project Name: **SALEM RESIDENCE** Permits: CDP
934 La Jolla Rancho Road
Project Number: JO 42-2848 / PTS 37926 DPM: Helene Deisher, 619-687-5961
HDeisher@sandiego.gov
Zone: RS 1-4 Agent: Scott Fleming 619-523-0962
Sflemingaia@aol.com
Scope of Work: CDP to demolish existing residence and construct a 5,522 sq. ft. single family residence on a 10,238 sq. ft. site.

Changes since the last review include: 1) The retaining walls at the rear are out of the Side Yard Setback. 2) The open space situation has been clarified. The open space was on "old maps." Portion that was open space is where the pool. 3) No change to the retaining walls by the driveway.

MOTION: (Pearson/Little) **FINDINGS CANNOT BE MADE for the pool and the access up the slope to the proposed pool location.**

VOTE: **6-0-0 Motion Passes**

MOTION: (Beacham/Pearson) **FINDINGS CAN BE MADE to approve the project (house) with the condition that all of the retaining wall's heights in the setbacks (side or front yard) meet the requirements of the San Diego Municipal Code.**

VOTE: **6-0-0 Motion Passes**

FINAL REVIEWS/ RECOMMENDATIONS: (continued)

Project Name: **EBERLIN RESIDENCE** Permits: CDP/NUP
9581 La Jolla Farms Road
Project Number: JO 42-4473 / PTS 71323 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: RS-1-2 Applicant: Mark House 619-557-0575
MarkHouse@HouseandDodge.com
Scope of Work: CDP and NUP (Process 3) for a 2,095 sq. ft. addition with guest quarters, art studio and garage on 39,640 sq. ft. site. with an existing single family residence. First Public Roadway
Issues: Handed out new comments from LDR. Will be reducing the new driveway width from 16 ft. down to 12 ft. The height measurement uses the original slope contour as the baseline. They are calling the driveway/courtyard area outside the car entrance to the garage an "interior courtyard." The ridgeline is 3 feet below the 30 ft height limit measured from the original grade. The courtyard FF is 5 feet below the original grade. The project no longer requires an NUP. The site is 39,000 sq. ft. The existing home is 7600 sq. ft. and the 3300 sq. ft. new addition includes the garage.
MOTION: (Beacham/Collins) **FINDINGS CAN BE MADE to approve the project.**
VOTE: **6-0-0 Motion Passes**

Cote Residence SCR –
There was no objection by the committee to have this be a final.

Project Name: **COTE RESIDENCE SCR MODIFY** Permits: SCR for existing CDP
7324 La Jolla Blvd.
Project Number: JO 42-6014 / PTS 95624 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RM-1-1 Applicant: Afskin Saleki 858-459-1171
Agent: Mark Lyon 858-459-1171
mark@mdla.net
Scope of Work: SCR for an existing CDP No. 10151 / Variance 10152 for a 1,875 sq. ft. three-story single family residence with a variance for interior and rear yard setbacks for a carport. The modified project is a 1, 865 sq. ft. two-story single family residence and a variance for a carport in the rear yard setback.
MOTION: (Beacham/Pearson) **The project proposed substantially conforms to the previously approved project permit. : 5-0-0)**
VOTE: **5-0-0 Motion Passes**

PRELIMINARY REVIEWS:

Project Name: **LIAGHAT RESIDENCE** Permits: CDP/SDP for ESL
 1700 Torrey Pines Road
 Project Number: JO#42-5836 / PTS 92894 DPM: Cherlyn Cac 619-446-5245
 CCac@sandiego.gov
 Zone: RS-1-7 Agent: Christina Bounyasaeng 858-277-0441
 CEAAEngineer@aol.com
 Scope of Work: CDP/SDP for a previously constructed gazebo on a .64 acre site with an existing single family residence.
 Issues: NCC referral. CDP first heard in December 2004. Flooding problems in February 2005. Unpermitted construction includes the gazebo, the trench grates (for drainage) and concrete work at the entrance of some of the home's doorways. Want to add the gazebo, an atrium and entry patio. Rob Hawke has made the determination that the property front a Coastal Canyon not a Coastal Bluff. Applicant is requesting a CDP/SDP to construct the gazebo and cut-off walls near the edge of the hillside. There is some concern about the gazebo, storm drain. The private storm drain will drain into a riprap basin and then be directed down the canyon into the ocean. There were questions about the treatment of the water and the ASBS.

Applicant To Bring Back to the Committee:

1. List of NCC items
2. List of requested improvements – bring enlarge drawings that can be easily viewed.
3. Bring elevation views of all proposed development.
4. Letter from Mrs. Montgomery attesting to the gazebo's existence, its size and location.
5. Montgomery's drainage is pumped to the street. Why does not this property have to do the same? Bring more information about the drainage and the BMP's.
6. Would a gazebo be permitted, if it were completely new, construction? In particular, could a permit be obtained to construct it, if it were new construction?

Project Name: **KHAZIAN RESIDENCE** Permits: CDP
 6125 Terryhill Drive
 Project Number: JO 42-6010 / PTS 95366 DPM: Edith Gutierrez 619-446-5320
 EGutierrez@sandiego.gov
 Zone: RS-1-4 Applicant: Edward Delmonte 619-858-2345
 Topo@CDGI.org
 CDGI@CDGI.org
 Scope of Work: CDP (Process 2) to demolish an existing single family residence and construct a 5,891 sq. ft. single family residence on a 10,932 sq. ft. site.
 Issues: Adjacent to La Canada Canyon. Slope of the street is very steep. The site is between two HOA's. It is in one and adjacent to another. The applicant put up story poles. Back of the home faces W/SW glazing. Roof intrudes into the setback. Previous square footage was about 5000. The architectural jury has given verbal approval. Pool is new and is in the setback 5 feet. There is an existing 14 ft tall retaining wall.

Applicant To Bring Back to the Committee:

1. Slope analysis.
2. Details of the Brush Management Plan.
3. Retaining wall plan
4. Letter from the HOA's Architectural Jury.

PRELIMINARY REVIEWS: continued

Project Name: **DREEBEN RESIDENCE** Permits: CDP
E331 Sea Ridge Drive
Project Number: JO 42-5113 / PTS 81725 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: RS-1-7 Applicant: Mark Lyon 858-459-1171
Eliseo Jimenez Eliseo@mdla.net
Chris Cohn-Richards CCR@mdla.net
Scope of Work: CDP (Process 3) for a second story addition of 1,291 sq. ft. and a deck to an 2,131 sq. ft. existing single family residence on an 8,880 sq. ft. site. Parking Impact. Sensitive Coastal.

Issues: Total square footage is 3874. Correction to the information provided on agenda: second story addition is 1285 sq. ft. and the existing single-family residence is 2589 sq. ft. The property is bluff front. There was a question about the rocks at the foot of the bluff. It is believed that they are naturally occurring. The City has requested some information on the recidivism of the bluff, which has not yet been provided, but the City staff determination is the bluff is stable so a 25 ft. setback is all that is required. Existing home was permitted in 1958. The existing house is 17 ft. (at the closest point) to the bluff edge. There is an existing swimming pool and deck. The pool will remain and the portion of the deck, which extends over the edge of the bluff, will be removed. All drainage will be to the street. The existing landscaping, footprint and driveway will remain. There is no plan to change the visibility provided by the side yard setbacks.

Applicant To Bring back determination on the bluff stability.

Submitted by: Sherri Lightner, CDP Committee
Phil Merten, Chairman, CDP Committee

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

COMMITTEE REPORT of the April 18, 2006 Meeting

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Present: Louis Beacham, Bob Collins, Lynne Hayes, Sherri Lightner, Dave Little, Phil Merten,
Paul Metcalf Joanne Pearson, Marty Vusich,

Absent: Steve Pomeranke

FINAL REVIEWS/ RECOMMENDATIONS:

Project Name: **DREEBEN RESIDENCE** Permits: CDP
E331 Sea Ridge Drive
Project Number: JO 42-5113 / PTS 81725 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: RS-1-7 Applicant: Mark Lyon 858-459-1171
Eliseo Jimenez Eliseo@mdla.net
Chris Cohn-Richards CCR@mdla.net
Scope of Work: CDP (Process 3) for a second story addition of 1,291 sq. ft. and a deck to an 2,131 sq. ft.
existing single family residence on an 8,880 sq. ft. site. Parking Impact. Sensitive Coastal.

MOTION: (Beacham/Vusich) **FINDINGS CAN BE MADE to approve the project.**

VOTE: **9-0-0 Motion Passes**

**Mary Star of the Sea Parking –
There was no objection by the committee to have this be a final.**

Project Name: **MARY STAR OF THE SEA PARKING** Permits: CDP/SDP
7718 Herschel Avenue
Project Number: JO 42-4647 / PTS 74175 DPM: Bob Korch 619-446-5245
RKorch@sandiego.govZone:
Zone 2, LJPDO Applicant: Joel King 619-490-8215
Agent: Joe Dameron 619-273-3201
dameron84@netzero.net
Scope of Work: CDP/SDP (Process 3) to demolish existing buildings and create a parking lot on a 7,000 s.f.
site

MOTION: (Hayes/Vusich) **FINDINGS CAN BE MADE to approve the project with the following conditions. (1) The curb cut on Herschel Avenue, including flare, not exceed 15 ft of street frontage, (2) The landscaping requirement of SDMC 103.1207 (g) be met, [Surface parking areas fronting on a street shall be screened with a landscape buffer of not less than six feet in width between the public right-of-way (sidewalk) and the parking area.] and (3) The City determines the existing building to be demolished are of no historical significance.**

VOTE: **9-0-0 Motion Passes**

PRELIMINARY REVIEWS:

Project Name: **KHAZIAN RESIDENCE** Permits: CDP
6125 Terryhill Drive
Project Number: JO 42-6010 / PTS 95366 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-4 Applicant: Edward Delmonte 619-858-2345
Topo@CDGI.org
CDGI@CDGI.org
Scope of Work: CDP (Process 2) to demolish an existing single family residence and construct a 5,891 sq. ft. single family residence on a 10,932 sq. ft. site.
Issues: Adjacent to La Canada Canyon. Slope of the street is very steep. The site is between two HOA's. It is in one and adjacent to another. The applicant put up story poles. Back of the home faces W/SW glazing. Roof intrudes into the setback. Previous square footage was about 5000. The architectural jury has given verbal approval. Pool is new and is in the setback 5 feet. There is an existing 14 ft tall retaining wall. Floor Area ration may exceed the maximum allowed. Brush management is proposed to occur off site

Applicant To Bring Back to thje Committee:

1. Revised Site/Building Sections.
2. Slope analysis
3. Redesign of site wall in side yards.
4. Gross Floor Area analysis
5. Clarification of legality of brush management occuring off site..

Project Name: **BIRD ROCK MIXED USE** Permits: CDP/SDP/PDP
5702 La Jolla Blvd.
Project Number: JO 42-5482 / PTS 87287 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: Zone 4, LJPDO Applicant: Mark Lyon 858-459-1171
info@mdla.net
Scope of Work: CDP and SDP (Process 3) to construct a 3 story mixed use project of 11 residential units and 7 commercial for a total of 18,645 sq. ft. on a 16,080 sq. ft. site. Parking Impact, Transit Area, Residential Tandem Parking,
Issues: PDP (Process 5) allows the applicant greater flexibility from the strict application of the regulations. Qusetion: Does the SDMC allow a PDP to over ride a SDP?

Submitted by: Phil Merten, Chairman, CDP Committee