

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

**COMMITTEE REPORT of the February 20, 2007 Meeting**

Present: Louis Beacham, Bob Collins, Lynne Hayes, Sherri Lightner, Dave Little, Claude A Marengo,  
Phil Merten, Paul Metcalf, Joanne Pearson,

Absent: Jim Sullivan

**PUBLIC COMMENT:**

None

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:**

Project Name: **KHAZIAN RESIDENCE** Permits: CDP  
6125 Terryhill Drive  
Project Number: JO 42-6010 / PTS 95366 DPM: Edith Gutierrez 619-446-5466  
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.

**MOTION:** (Beacham, Metcalf) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT.**  
**VOTE:** **5/3/0 Motion Passes** (Opposed: Lightner, Pearson, Collins. Reasons for voting Opposed will be presented to the LJCPA at the March 1 meeting)

Project Name: **BALDWIN RESIDENCE** Permits: CDP / SDP  
325 Dunemere Street  
Project Number: JO 42-6846 / PTS 111288 DPM: Mike Westlake 619-446-5220  
MWestlake@sandiego.gov  
Zone: RS-1-7 Applicant: Greg Friesen 858-459-9291  
GFriesen@islandarch.com  
Architect: Tony Crisafi 858-459-9291  
TCrisafi@islandarch.com  
Scope of Work: CDP / SDP (Process 3) for Environmentally Sensitive Lands to add 5,204 sf. ft. to an existing 8,202 sq. ft. single family residence (Designated Historic) on a 1.4 acre site. Sensitive Coastal, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area

**MOTION:** (Marengo, Hayes) **FINDINGS CAN BE MADE FOR APPROVAL OF CDP AND SDP PERMITS.**  
**VOTE:** **8/0/0 Motion Passes**

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:** continued

Project Name: **COMDEN RESIDENCE** Permits: CDP  
 7126 Monte Vista  
 Project Number: JO 42-7195 / PTS 118384 DPM: Glenn Gargas 619-446-5142  
 GGargas@sandiego.gov  
 Zone: RS-1-7 Applicant: Tom Lavin 858-456-8555  
 Agent: Ione Stiegler 858-456-8555  
 info@ISArchitecture.com  
 Scope of Work: CDP (Process 3) for a 660 sq. ft. addition to an existing single family residence on a 5,980 sq. ft. site. First Public Roadway. Parking Impact. Tandem Parking. Transit Area>

**MOTION:** (Marengo, Collins) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT.**  
**VOTE:** **8/0/0 Motion Passes**

Project Name: **LINDENFELD RESIDENCE** Permits: CDP  
 6840 Paseo Laredo  
 Project Number: JO 42-7188 / PTS 118191 DPM: Laura Black 619-446-5112  
 LBlack@sandiego.gov  
 Zone: RS-1-2 Applicant: Rayanne Fechter 858-973-7705  
 Agent: Mark Lyon 858-459-1171  
 Mark@mdla.net  
 Scope of Work: CDP (Process 2) (after-the-fact CDP for Emergency CDP issued within PTS 75875) for slope repair on a 0.455 acre site with an existing single family residence.

**MOTION:** (Marengo, Collins) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT.**  
**VOTE:** **9/0/0 Motion Passes**

Project Name: **5431 LA JOLLA BLVD MW** Permits: CDP / MW  
 5431 La Jolla Boulevard  
 Project Number: JO 42-7169 / PTS 117508 DPM: Edith Gutierrez 619-446-5466  
 EGutierrez@sandiego.gov  
 Zone: RM-3-7 Applicant: Diana Risch 619-296-5565 760-414-9996  
 DiRisch@cox.net  
 Agent: Harry Assi 760-917-2241  
 AssiDevelopment@Yahoo.com,  
 Scope of Work: CDP and MW (Process 3) to waive the requirements for a Tentative Map to create 3 residential condominiums (under construction) on a 4,175 sq. ft. site. Parking Impact, Residential Tandem Parking, Transit Area.

**MOTION:** (Collins, Pearson) **The Findings can be made for approval a CDP and to waive the requirements for a Tentative Map. (Note: Utility lines into the site were undergrounded from the nearest utility pole by the applicant during construction. The utility pole is not on the subject property)**  
**VOTE:** **9/0/0 Motion Passes**

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:** continued

Project Name: **447 WESTBOURNE MAP WAIVER** Permits: CDP / MW  
 447 Westbourne Street  
 Project Number: JO 42-6999 / PTS 114332 DPM: Anne Jarque 619-687-5961  
 AJarque@sandiego.gov  
 Zone: Area 4, La Jolla Planned District Applicant: Robert Bateman 858-565-8362  
 rbateman@sdlse.com  
 Scope of Work: CDP / MW (Process 3) to waive the requirements of a Tentative Map and undergrounding of overhead utilities to convert 4 existing residential units to condominiums on a 0.155 acre site. Parking Impact, Residential Tandem Parking, Transit Area.

**MOTION:** (Marengo, Collins) **The Findings can be made for approval a CDP and to waive the requirements for a Tentative Map and the under grounding of overhead utilities, provided the LJPDO Committee reviews this application and agrees with this recommendation.**

**VOTE:** 6/0/0 Motion Passes

Project Name: **FRANKS-ROW VAC - EXCHANGE PL.** Permits: ROW VAC / CDP  
 7767 Exchange Place  
 Project Number: JO 42-7291 / PTS 120296 DPM: Glenn Gargas 619-446-5142  
 GGargas@sandiego.gov  
 Zone: RS-1-7 Applicant: Claude-Anthony Marengo 619-417-1111  
 cmarengo@san.rr.com

Scope of Work: ROW VAC / CDP (Process 5) Public Right of Way Vacation to vacate a portion of Exchange Place.

**MOTION:** (Metcalf, Collins) **The Findings can be made for approval a CDP and ROW VAC at the subject property.**

**VOTE:** 5/0/0 Motion Passes

**MOTION:** (Metcalf, Collins) **The CDP Committee supports similar ROW VAC for all the properties on this short block of Exchange Place between Torrey pine Road and Park Row.**

**VOTE:** 6/0/0 Motion Passes

**PRELIMINARY REVIEWS:**

Project Name: **STEPHAN DUPLEX** Permits: CDP  
 7305 La Jolla Blvd  
 Project Number: JO 42-6844 / PTS 111226 DPM: Renee Mezo 619-446-5245  
 RMezo@sandiego.gov  
 Zone: RM-1-1 Applicant: Eliseo Jimenez 858-459-1171  
 Agent: Mark Lyon 858-459-1171  
 mark@mdla.net  
 Scope of Work: CDP (Process 2 ) to demolish an existing duplex with the existing garage to remain and construct a new 2-story duplex with basement for a total of 6,875 sq. ft. Parking Impact, Residential Tandem parking, Transit Area.

**Applicant will return at a later date for a Final Review.**

**PRELIMINARY REVIEWS:** continued

Project Name: **HILLSIDE DRIVE RESIDENCE** Permits: SCR  
7674 Hillside Drive  
Project Number: JO 42-5480 / PTS 87275 DPM: Glenn Gargas 619-446-5142  
GGargas@sandiego.gov  
Zone: RS-1-7 Applicant: Dee Berthiaume 949-463-3364  
949-715-7584  
Dee@praxisstudios.net  
Scope of Work: SCR to change the exterior facade and add 2,264 sq ft to an approved CDP/HRP for a 3 story structure of 9,848 sq. ft.

**Applicant will return in the future with additional information.**

Project Name: **WILSON RESIDENCE** Permits: CDP / NDP  
7235 Carrizo Drive  
Project Number: JO 42-6778 / PTS 109823 DPM: Edith Gutierrez 619-446-5320  
EGutierrez@sandiego.gov  
Zone: RS-1-4 Applicant: Brian Longmore 858-603-9478  
Brian@PermitSolutions.org  
Architect: Mark Rios 323-634-9220  
Mark@RCHStudios.com  
Scope of Work: CDP / NDP (Process 2) for environmentally sensitive lands to construct a new 3-story 4,539 sq. ft. single family residence on a vacant 11,137 sq. ft. site. Parking Impact.

**Applicant will return in the future with additional information.**

Submitted by: Phil Merten  
Chair, CDP Committee