

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

PRELIMINARY COMMITTEE REPORT of the July 11, 2006 Meeting

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

Absent: Louis Beacham

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **KNOWLES RESIDENCE** Permits: CDP/NDP
5564 Calumet Ave
Project Number: JO 42-5314 / PTS 84839 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: RS-1-7 Applicant: C.A. Marengo 619-417-1111
cmarengo@san.rr.com
Scope of Work: CDP/NDP (Process 3) for environmentally sensitive lands to construct an addition of 975 sq. ft. to an existing single family residence of 1,966 sq. ft. on a 5,026 sq. ft. lot; **including a new subterranean basement that cantilevers into the bluff setback.** Parking Impact. Transit Area. Sensitive Coastal. Residential Tandem Parking.

MOTION: (Hayes, Collins) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP.**

VOTE: 7/1/1 **Motion Passes** (No vote: Lightner, because given that the previous part of the application was for a 49.6% addition to the existing structure. I believe that any additional change to this structure (i.e. the addition of a basement under the existing house and behind the 40 ft bluff edge setback - the basement has a small portion which is cantilevered) is contrary to the La Jolla Community Plan and Local Coastal Program. The LCP has provisions that if an addition is greater than 50% to a coastal bluff property, it (any development) must be brought into conformance with the Land Development Code.

Project Name: **ROSEMAN RESIDENCE** Permits:CDP
7272 Dune Lane
Project Number: JO # 42-3506 / 52589 DPM: Jeff Robles (619) 446 5225
Zone: RS -1-7 Agent: Tony Ciani 454-7141
Cianidesign@aol.com
Scope of Work: 2530 sq ft. addition to an existing residence on a 8998 sq ft site

MOTION: (Little, Metcalf) **Architect deserves an 'At-a-boy' for suggesting revisions to the project plans.**

VOTE: 5/1/0 **Motion Passes** Architect will return to Committee next week.

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS: (continued)

Project Name: **LA JOLLA MUIRLANDS LLC** Permits: CDP
 6514 Muirlands Drive
 Project Number: JO 42-6434 / PTS 102713 DPM: Edith Gutierrez 619-446-5466
 EGutierrez@sandiego.gov
 Zone: RS-1-4 Applicant: Scott Spencer 858.459.8898
 459-8901 FAX
 Scope of Work: CDP (Amendment to CDP 87540) to add 2,540 sq. ft. to an existing 2,478 sq. ft. two story residence on a 11,970 sq. ft. lot. The proposed project is to demolish the existing residence and construct a new 5,922 sq. ft. two story residence.

MOTION: (Little, Collins) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP.**

VOTE: 6/1/1 Motion Passes (Opposed: Lightner, because applicant is importing 250 cu yds. of fill in order to place a pool in the steep slope at the rear of the house. Requires extensive retaining walls in a steeply sloped area. FAR is 49.5% on a lot which has a good portion in slopes steeper than 25% (previously disturbed) when 53% is the maximum allowed. Bulk and scale is excessive.)

Project Name: **370 PLAYA DEL NORTE MW** Permits: CDP/MW
 370 Playa Del Norte
 Project Number: JO 42-6179 / PTS 97994 DPM: Diane Murbach 619-446-5042
 DMurbach@sandiego.gov
 Zone: RM-3-7 Applicant: Robert Bateman 858-565-8362
 rbateman@sdlse.com
 Paul Ross 619 306 2505
 pbc@san.rr.com
 Scope of Work: CDP (Process 3) and Map Waiver to waive the requirements of a Tentative Map to consolidate 2 lots into 1 and to create 4 residential condominium units (under construction), and waiver for undergrounding overhead utilities on a 0.132 acre site.

MOTION: (Hayes, Marengo) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP AND MAP WAIVER**

VOTE: 5/2/0 Motion Passes (Opposed: Lightner, because cannot support the request to waive undergrounding.)

Project Name: **STRADA RESIDENCE** Permits: CDP
 1361 Rhoda Street
 Project Number: JO 42-66152 / PTS 97596 DPM: Edith Gutierrez 619-446-5466
 EGutierrez@sandiego.gov
 Zone: RS-1-4 and RS-1-2 Applicant: Laura Ducharme 858.454.5205
 laura@ducharmearch.com
 Scope of Work: CDP (Process 2) to demolish the existing residence and construct a new 5,638 sq. ft. two story residence on a 14,927 sq. ft. lot. Parking Impact.

MOTION: (Hayes, Pearson) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP**

VOTE: 7/0/1 Motion Passes

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS: (continued)

Project Name: **ELGHANIAN RESIDENCE** Permits: CDP
1777 El Camino Del Teatro
Project Number: JO 42-6168 / PTS 97840 DPM: Edith Gutierrez 619-446-5466
EGutierrez@sandiego.gov
Zone: RS-1-2 Applicant: John Jensen 619.884.5848
JJArchitect@sbcglobal.net
Emil Elghanian 619-994-9286
Emil500@aol.com
Scope of Work: CDP (Process 2) to demolish the existing residence and construct a new 7,601 sq. ft. single family residence on a 20,362 sq. ft. lot. Parking Impact.

MOTION: (Hayes, Marengo) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP**

VOTE: 7/0/0 **Motion Passes**

Project Name: **CLAUSEN RESIDENCE** Permits: CDP
6423 Camino De La Costa
Project Number: JO 42-6247 / PTS 99109 DPM: Bob Korch 619-446-5245
RKorch@sandiego.gov
Zone: RS-1-7 Applicant: Brian Longmore 858-603-9478
Brian@PermitSolutions.org
Agent: Donald Henke Architect 972-960-4053
kf6nma@sbcglobal.net
Scope of Work: CDP (Process 3) for a proposed first and second story 719 sq. ft. addition to an existing single family residence on a 10,400 sq. ft. site. Parking Impact. Residential Tandem Parking. Transit

MOTION: (Hayes, Marengo) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP, provided the elevations of the roofs and height of exterior walls comply with the sloping side yard building envelope.**

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

PRELIMINARY REVIEWS:

Project Name: **358 PROSPECT STREET MW** Permits: CDP/MW
358 Prospect Street
Project Number: JO 42-5882 / PTS 93666 DPM: John Fisher 619-446-5231
JSFisher@sandiego.gov
Zone: Zone 5, LJPDO Applicant: Debra Auer 858-565-8362
DAuer@sdlse.com
RBateman@sdlse.com
Owner: Susan Dennis 805.642.8502
JLSADennis@aol.com
Scope of Work: CDP (Process 3) and Map Waiver to waive the requirements of a Tentative Map to convert 3 existing residential units to condominiums on a 0.0987 acre site.

Applicant did not appear. Project was not reviewed.

PRELIMINARY REVIEWS: continued

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 mixed use project of 11 residential units and 7 commercial for a total of approximately 20,000 sq. ft. on a 16,080 sq. ft. site. Parking Impact, Transit Area, Residential Tandem Parking,

Applicant was requested to return with written reasons / statements as to why a PDP should be approved for this project.

Project Name: **LA JOLLA CHEVRON** Permits: CDP/SDP/CUP
7475 La Jolla Blvd
Project Number: JO 42-6250 / PTS 99195 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: Zone 4, LJPDO Applicant: Freedom Design & Entitlement Services,
Brian Goins 562-500-2325
Brian.Goins@FreedomDes.com
Mark.Rodrigues@FreedomDes.com
Agent: Paul Mouton Arch 562-884-8916
Scope of Work: CDP/SDP/CUP to amend CUP#350-PC (Process 3) to convert existing service bays to a convenience store on a 23,177 sq. ft. site with an existing gas station.

Applicant did not appear. Project was not reviewed.

Project Name: **SCULLY RESIDENCE** Permits: CDP
6463 Camino De La Costa
Project Number: JO 42-6171 / PTS 97890 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-7 Applicant: Doug Fess 619-982-1846
StudioOne@Adelphia.net
Agent: Doug Fess 619-982-1846
Scope of Work: CDP (Process 3) to amend CDP 90-0545 for an existing one-story over basement 4,593 sq. ft. single family residence on a 11,992 sq. ft. lot; and add a 1,627 sq. ft. second story addition.

Applicant will return with additional information.

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

COMMITTEE REPORT of the July 18, 2006 Meeting

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

Absent: None

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **ROSEMAN RESIDENCE** Permits:CDP
7272 Dune Lane
Project Number: JO # 42-3506 / 52589 DPM: Jeff Robles (619) 446 5225
Zone: RS -1-7 Agent: Tony Ciani 454-7141
Cianidesign@aol.com
Scope of Work: 2530 sq ft. addition to an existing residence on a 8998 sq ft site

MOTION: (Hayed, Beacham) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP, based on the revised drawings dated July 18, 2006 which have not yet been submitted to the City for further consideration.**

VOTE: 7/1/0 Motion Passes (Opposed: Lightner, because the applicant has not submitted the drawings discussed to the City. Prefer to wait until the official drawing package is received from the City. If project remains as presented, will support it.)

Project Name: **358 PROSPECT STREET MW** Permits: CDP/MW
358 Prospect Street
Project Number: JO 42-5882 / PTS 93666 DPM: John Fisher 619-446-5231
JSFisher@sandiego.gov
Zone: Zone 5, LJPDO Applicant: Debra Auer 858-565-8362
DAuer@sdlse.com
RBateman@sdlse.com
Owner: Susan Dennis 805.642.8502
JLSADennis@aol.com

Scope of Work: CDP (Process 3) and Map Waiver to waive the requirements of a Tentative Map to convert 3 existing residential units to condominiums on a 0.0987 acre site.

MOTION: (Beacham, Hayes) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP AND MW, provided the roof height and fireplace chimney height are lowered to comply with the 30' structure height limit.**

VOTE: 8/0/0 Motion Passes

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **CAMINITO LA BENERA** Permits: CDP
7090 Caminito La Benera
Project Number: JO 42-5063 / PTS 80936 DPM: John Cruz 619-446-5439
BJACruz@sandiego.gov
Zone: RS-1-2 Applicant: Joy Christensen 858-271-9901
CEandS@aol.com
Tatiana 858.847.9322
Tatiana@TheJuddCo.com
Scope of Work: CDP (Process 3) for a Lot Line Adjustment for Lots 115 and 170-A of La Jolla Soledad West
Unit No. 2. Parking Impact

MOTION: (Hayes, Pearson) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP AND TO AMEND THE EXISTING PRD.**

VOTE: 7/2/0 **Motion Passes (Opposed: Lightner, because no information was provided on how the Planned Development Permit is being used to amend the existing Planned Residential Development Permit for the development (La Jolla Soledad West - Unit Number 2). The lot line adjustment is part of what the applicant is looking for and there was no information on who is applying for the PDP. The lot line adjustment involves the individual parcel and the open space of the development.)**

Project Name: **SCULLY RESIDENCE** Permits: CDP
6463 Camino De La Costa
Project Number: JO 42-6171 / PTS 97890 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-7 Applicant: Doug Fess 619-982-1846
StudioOne@Adelphia.net
Agent: Doug Fess 619-982-1846
Scope of Work: CDP (Process 3) to amend CDP 90-0545 for an existing one-story over basement 4,593 sq. ft. single family residence on a 11,992 sq. ft. lot; and add a 1,627 sq. ft. second story addition.

MOTION: (Little, Marengo) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP.**

VOTE: 10/0/0 **Motion Passes**

Project Name: **LEVI RESIDENCE** Permits: CDP
9565 La Jolla Farms Road
Project Number: JO 42-6417 / PTS 102423 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: RS-1-2 Applicant: Ryan Hopwood, 619.231.3734
arch@hayerarchitecture.com
Scope of Work: CDP (Process 3) for a 4,734 sq. ft. addition to an existing single familt residence on a 1.06 acre site. First public roadway.

MOTION: (Little, Marengo) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP.**

VOTE: 10/0/0 **Motion Passes**

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **LUMPKINS RESIDENCE** Permits: AMEND CDP
 7543 Pepita Way
 Project Number: xxxx DPM: Tracy Elliot-Yawn
 telliotyawn@sandiego.gov
 Zone: Applicant:
 Agent: Trip Bennett 858-454-4555
 tripb@balajolla.com
 Scope of Work: *In 1999, 2 houses 7569 and 7543 Pepita Way obtained a CDP under the name of Whitaker on one (1) permit, CDP 99-1055. In 2000 Lumpkins purchased 7543 Pepita Way from Whitaker.*
1. Amend CDP No 99-1055 as Follows:
 a). Create a separate CDP for each of the 2 houses permitted under original permit at 7569 Pepita Way and 7543 Pepita Way.
 b). Modify legal Description of 7543 Pepita Way (Lumpkins residence) to include adjacent vacant lot 7535 Pepita Way to the premises.
(Note: 7535 is a third lot originally owned by Hoeschler. In 2005 Hoeschler obtained a CDP42-4548 to only remove the existing structure. In 2006 the structure was removed and Lumpkins purchased 7535 to "tie onto" 7543 to allow for an addition.)
 c). Construct a new two (2) story addition to the existing two (2) story structure at 7543 Pepita Way (Lumpkin's House).
 d). The end/net result of 7543 Pepita Way (Lumpkin's House) is a house of approximately 5,680 sq.ft. and a combined lot size of approximately 10,618 sq.ft.
2. Rescind CDP No. 42-4548 issued for demolition of house at 7535 Pepita Way.

MOTION: (Marengo, Collins) **FINDINGS CAN BE MADE FOR APPROVAL OF AN AMENDMENT TO THE EXISTING CDP.**

VOTE: 9/0/1 Motion Passes

PRELIMINARY REVIEWS:

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 mixed use project of 11 residential units and 7 commercial for a total of approximately 20,000 sq. ft. on a 16,080 sq. ft. site. Parking Impact, Transit Area, Residential Tandem Parking,

Applicant was requested to return with written reasons / statements as to why a PDP should be approved for this project. It was suggested the project also be reviewed by the Traffic and Transportation Committee.

PRELIMINARY REVIEWS: continued

Project Name: **MEHL RESIDENCE**
5380 Calumet Avenue
Project Number: JO 42-6388 / PTS 101888
Zone: RS-1-7
Scope of Work: CDP (Process 3) to demolish the existing residence and construct a new 4,637 sq. ft. single family residence on a 8,282. ft. lot.

Permits: CDP
DPM: Edith Gutierrez 619-446-5466
EGutierrez@sandiego.gov
Applicant: Sally Harris 858.459.1171
Agent: Mark Lyon 858-459-1171
mark@mdla.net

Project Name: **ISRANI REMODEL**
9851 Black Gold Road
Project Number: JO 42-5923 / PTS 94198
Zone: RS-1-2
Scope of Work: CDP (Process 3) to Amend CDP 157359 and NDP to enlarge a previously conforming structure envelope to a structure that's previously conforming to setbacks, and patio expansion and deck extension on a 39,200 sq. ft. site . First Public Roadway

Permits: Amend CDP / NUP
DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Applicant: Maureen Burkett 858-459-1171
Gary@Cohn-Arch.com
Agent: Mark Lyon 858-459-1171
Mark@mdla.net

Submitted by: Phil Merten, Chairman, CDP Committee