

LA JOLLA COASTAL DEVELOPMENT PERMIT COMMITTEE
LA JOLLA COMMUNITY PLANING ASSOCIATION

COMMITTEE REPORT for
AUGUST 2008

LA JOLLA RECREATION CENTER, 615 PROSPECT ST. 4 PM

PRELIMINARY REVIEWS:

Project Name: **T-MOBILE @ ALTA LA JOLLA TENNIS CLUB**
1570 Alta La Jolla Dr. Permits: CUP
Project #: JO#43-0466/151460 DPM: Alex Hampton ahampton@sandiego.gov
Zone: RS-1-4 Applicant: James Kennedy 619-993-1057
james.kennedy@parsons.com

Scope of Work:

(Process 3) Conditional Use Permit for a Wireless Communication Facility (WCF) consisting of a 30' high light standard supporting three antennas within a randome. Associated equipment is to be located adjacent to the light standard within an enclosure. Located at 1570 Alta La Jolla Dr. in the RS-1-4 Zone with in the La Jolla Community Plan, Coastal Height Limit.

Provide the following for Final Review:

- 1. Photos of clubhouse attic containing existing cellular equipment**
- 2. Locate equipment in buried vault out of public view**
- 3. Remove light standard (inappropriate design)**

Project Name: **SCIALDONE RESIDENCE**
5635 Abalone Pl. Permits: Right of Vacation & CDP
Project #: JO#43-0991/157336 DPM: Helene Deisher hdeisher@sandiego.gov
Zone: RS-1-7 Applicant: Gary Taylor gtdesign@cox.net
619-280-7613

Scope of Work:

(Process 5) Public Right of Way Vacation and Coastal Development Permit for vacation of alley between Bird Rock Ave., Abalone Pl. & Chelsea Ave. and 1400 sf addition to an existing single family residence on a .16 acre site at 5635 Abalone Pl. in the RS-1/7 within the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area.

Provide the following for Final Review:

- 1. Plot Prop "D" height limit. Explain how proposed addition and existing home complies with height limit and include retaining walls in the measurement per SD Land Development Code.**
- 2. Return with EMRA documents**
- 3. Provide view corridor simulations for Abalone Place mapped view corridor**
- 4. Document all existing and proposed retaining wall and fence heights. Identify existing permitted and unpermitted retaining walls and fences on development plans**

**La Jolla Coastal Development Permit Review
Committee Report – August 2008
Page 2**

PRELIMINARY REVIEWS CONT:

Project Name: **AHARPOUR TOWNHOMES**
7336 Fay Ave. Permits: CDP
Project #: JO#42-6939/112646 DPM: Linda French lfrench@sandiego.gov
Zone: RM-1-1 Applicant: Nick Arthman 858-518-9995
nickarthman@aol.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish existing residence and construct two single family residence rental units on a 7,000 sf site at 7336 Fay Ave. in the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

Provide the following for Final Review:

- 1. Return with updated plans**
- 2. Create step down massing compatible with single story neighboring structures and 2nd story newer development next door**
- 3. Keep existing treescape on Fay Ave.**

FINAL REVIEWS:

Project Name: **LA JOLLA CHILDREN'S POOL**
827 ½ Coast Blvd. Permits: CDP & SDP
Project #: JO#249940/154844 DPM: Vena Lewis vlewis@sandiego.gov
Zone: Zone 5 Applicant: Jihad Sleiman 619-533-3108
jsleiman@sandiego.gov

Scope of Work:

(Process 2) Coastal Development Permit & Site Development Permit to demolish existing lifeguard station and construct a new 1,899 s.f. lifeguard station at 827 Coast Blvd. in Zone 5 of La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

Note: Preliminary Review by CPA in Oct. 2007.

Subcommittee Motion:

(Merten/Little 2-3-0) Findings can not be made because the proposed development is not in conformity with the certified Local Coastal Program Land Use Plan, because the proposed development does not preserve public views from identified vantage points including views from the first public roadway.

Motion Failed

Comments:

- 1. Flag & roof above height limit**
- 2. Expanded footprint at plaza level - more visual intrusion into public view**
- 3. Appendix "G" in local Land Development Code not considered in decision**
- 4. Provide visual simulation**
- 5. Use of too many and potentially incompatible materials.**
- 6. 120 foot long by 12 feet wide sloping ramp, proposed to be cut directly into a 120 foot long section of coastal bluff face.**

**La Jolla Coastal Development Permit Review
Committee Report – August 2008
Page 3**

Project Name: **BRODERSON RESIDENCE (NO FINAL REVIEW 8/19 - POSTPONED)**
7002 Via Estrada Permits: Emergency CDP
Project #: JO#43-1166/159072 DPM: Laura Black lblack@sandiego.gov
Zone: RS-1-2 Applicant: Rupert Adams 760-579-0333
Rupert.hgi@sbcglobal.net

Scope of Work:

(Process 2) Coastal Development Permit for emergency CDP 317380 for slope stabilization on a 0.45 acre site with an existing single family residence at 7002 Via Estrada in the RS-1-2 Zone within the La Jolla Community Plan. Coastal Overlay (non-appealable), Coastal Height Limit. Council District 1.

Provide the following for Final Review:

1. Updated City response letter

Project Name: **DIMENSTEIN RESIDENCE SCR**
835 La Jolla Rancho Rd. Permits: SCR
Project #: JO#43-1261/160337 DPM: Laura Black lblack@sandiego.gov
Zone: RS-1-4 Applicant: Steven Christopher 760-346-3838
glashaus@aol.com

Scope of Work:

(Process 2) Substantial Conformance Review to Coastal Development Permit no. 427447 for modification to proposed single family residence located at 835 La Jolla Rancho Rd. in the RS-1-4 Zone, Coastal Overlay

Subcommittee Motion:

(Little/Hasson 5-0-0) Findings can be made to approve the project.