

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

COMMITTEE REPORT of the October 10, 2006 Meeting

Present: Bob Collins, Lynne Hayes, Sherri Lightner, Paul Metcalf, Joanne Pearson, Jim Sullivan
Louis Beacham, Dave Little, Claude A Marengo, Phil Merte
Absent: None

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **DIMENSTEIN RESIDENCE** Permits: CDP
845 La Jolla Rancho Road
Project Number: JO 42-6489 / PTS 103737 DPM: Laura Black 619-446-5112
LBlack@sandiego.gov
Zone: RS-1-4 Applicant: Bernie Diaz 619-933-6607
Zach Dimenstein 858-453-7296
Zach@southcalrealty.com
Agent: Michael Jones Architect 619-339-6104
Mike@MJArchitect.com
Scope of Work: CDP (Process 2) to construct a 6,556 sq. ft. single family residence on a vacant 16,034 sq. ft. site south of 845 La Jolla Rancho Road.

MOTION: (Hayes, Pearson) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT with the condition that the maximum height of the building structure not exceed an elevation of 319.5' AMSL**

VOTE: 8/1/1 **Motion Passes (Opposed:** Lightner: Bulk and scale were excessive and the proposed project is not compatible with the surrounding neighborhood.)

Project Name: **LANUTI RESIDENCE** Permits: CDP
1431 Rodeo Drive
Project Number: JO 42-6665 / PTS 107381 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-2 Applicant: Bob Ruscin 858-454-5205
Agent: Laura Ducharme 858.454.5205
laura@ducharmearch.com
Scope of Work: CDP (Process 2) to demolish existing residence and construct a 6,867 sq. ft. single family residence on a 22,800 sq. ft. site

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

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

Project Name: **LITTLE HOTEL BY THE SEA GARDEN** Permits:
8045 Jenner Street
Project Number: Not Applicable DPM:
Zone: Zone 5 LJPD Applicant: Terry Underwood 858-729-5380
Scope of Work: Modifications to an existing landscaped / hardscaped garden area between the Little Hotel by the Sea (8045 Jenner St.) and the Terraces Apartment Hotel (915 Coast South)

MOTION: (Lightner, Marengo) **RECOMMEND APPROVAL OF THE PROJECT. (It must be noted that City staff should not have required this project to be reviewed by the LJCPA as the project only consists of landscape and hardscape modifications to an existing garden and does not require any discretionary permit.)**

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

CONTINUED REVIEWS:

Project Name: **STONE RESIDENCE** Permits: SDP/NUP/ESL
 6089 La Jolla Scenic Drive South
 Project Number: JO 42-3833 / 59512; DPM: Jeannette Temple 619-557-7908
 JTemple@sandiego.gov
 Zone: RM-1-2 Applicant: Adrain Moon 619-260-8524
 Agent: F H "Trip" Bennett 858-454-4555
 TripB@BALaJolla.com
 Scope of Work: SDP for ESL and NUP for a Guest Quarters to demolish an existing residence and construct a new 12,079 sq. ft. single family residence on a 1.5 acre site.

Applicant was asked to return with information relating to the biological study of the site.

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.

Applicant was asked to return with additional information relating to gross floor area calculations, brush management mitigation, and required side and rear yard setback determination.

PRELIMINARY REVIEWS:

Project Name: **MCINTOSH RESIDENCE** Permits: CDP
 7256 Dunemere Drive
 Project Number: JO 42-6393 / PTS 101987 DPM: Bob Korch 619-446-5229
 RKorch@sandiego.gov
 Zone: RS-1-7 Applicant: Bruce Peeling 619-224-8575
 bpaia@cox.net
 Scope of Work: CDP (Process 3) to demolish an existing residence and construct a 2 story 2,187 sq. ft. single family residence over a 2-car covered carport on a 3,365 sq. ft. site. Parking Impact. First Public Roadway

Applicant was asked to return with additional information relating to the possible required dedication of a portion of the site for future street widening.

PRELIMINARY REVIEWS: continued

Project Name: **HANGARTEN RESIDENCE** Permits: CDP
5726 Bellevue Avenue
Project Number: JO 42-6414 / PTS 102412 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-7 Applicant: Donnis Eninger 619-260-8524
Agent: Mark Lee Christopher 619-296-2796
MChristopher@C-KArchitects.com
Alex Kacur
AKacur@C-KArchitects.com
Scope of Work: CDP (Process 2) to demolish an existing residence and construct a 3,155 sq. ft. single family residence on a 5,348 sq. ft. site.

Applicant was asked to return with additional information relating to the projects compliance with the required sideyard sloping building envelope, and issues relating to bulk and scale of the project in relation to the existing neighborhood.

Project Name: **HARTWELL RESIDENCE** Permits: CDP
7024 Vista Del Mar
Project Number: JO 42-6651 / PTS 107139 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-7 Applicant: Charlotte Trombine 619-260-8524
Agent: Mark Lee Christopher 619-296-2796
MChristopher@C-KArchitects.com
Scope of Work: CDP (Process 3) to demolish an existing residence and construct a new 3 story single family residence with basement /garage on a 6,614 sq. ft. site. Parking Impact, Coastal Appealable Area.

Applicant was asked to consider developing three dimensional images of the proposed building depicting its relationship to adjacent properties and the articulation of the building envelope to achieve bulk and scale compatability with the existing neighborhood.

Submitted by: Phil Merten,
CDP Committee Chair

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

COMMITTEE REPORT of the October 17, 2006 Meeting

Page 4

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

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **STONE RESIDENCE** Permits: SDP/NUP/ESL
6089 La Jolla Scenic Drive South
Project Number: JO 42-3833 / 59512; DPM: Jeannette Temple 619-557-7908
JTemple@sandiego.gov
Zone: RM-1-2 Applicant: Adrain Moon 619-260-8524
Agent: F H "Trip" Bennett 858-454-4555
TripB@BALaJolla.com
Scope of Work: SDP for ESL and NUP for a Guest Quarters to demolish an existing residence and construct a new 12,079 sq. ft. single family residence on a 1.5 acre site.

MOTION: (Hayes, Metcalf) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP and NUP PERMITS.**

VOTE: **8/1/0 Motion Passes (Opposed:** Lightner: Excessive grading is required to place the tennis court on the sloping portion of the site. Total for site is 3600 cu. yds of cut and 5950 cu. yds. of fill. Changes the topography at the top of the canyon.

Project Name: **MCINTOSH RESIDENCE** Permits: CDP
7256 Dunemere Drive
Project Number: JO 42-6393 / PTS 101987 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: RS-1-7 Applicant: Bruce Peeling 619-224-8575
bpaia@cox.net
Scope of Work: CDP (Process 3) to demolish an existing residence and construct a 2 story 2,187 sq. ft. single family residence over a 2-car covered carport on a 3,365 sq. ft. site. Parking Impact. First Public Roadway

Original house was 1850 sq. ft. and the proposed is 2187 sq. ft. with carport. The driveway width will be 12.5 ft. and the applicant indicated that the City will allow existing brick pavers to remain and will not require the addition of a sidewalk.

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

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

PRELIMINARY REVIEWS: continued

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.
 Description: Project proposes a reduced Zone 1 Brush Management area and off-site Zone 2 Brush Management in privately owned Designated Open Space (La Jolla Community Plan)
Applicant was asked to return with additional information (i.e. Biology Report, Brush Management mitigation, and Slope Analysis.

Project Name: **HANGARTEN RESIDENCE** Permits: CDP
 5726 Bellevue Avenue
 Project Number: JO 42-6414 / PTS 102412 DPM: Edith Gutierrez 619-446-5320
 EGutierrez@sandiego.gov
 Zone: RS-1-7 Applicant: Donnis Eninger 619-260-8524
 Agent: Mark Lee Christopher 619-296-2796
 MChristopher@C-KArchitects.com
 Alex Kacur
 AKacur@C-KArchitects.com
 Scope of Work: CDP (Process 2) to demolish an existing residence and construct a 3,155 sq. ft. single family residence on a 5,348 sq. ft. site.
Applicant was asked to return after revised drawings have been submitted to the Development Services Department.

PRELIMINARY REVIEWS: continued

Project Name: **HARTWELL RESIDENCE**

Permits: CDP

7024 Vista Del Mar

Project Number: JO 42-6651 / PTS 107139

DPM: Edith Gutierrez 619-446-5320

EGutierrez@sandiego.gov

Zone: RS-1-7

Applicant: Charlotte Trombine 619-260-8524

Agent: Mark Lee Christopher 619-296-2796

MChristopher@C-KArchitects.com

Scope of Work: CDP (Process 3) to demolish an existing residence and construct a new 3 story single family residence with basement /garage on a 6,614 sq. ft. site. Parking Impact, Coastal Appealable Area.

Description: Applicant has brought up driveway to bring height into compliance with the LDC requirements for overall height and the 24-foot envelope for setbacks. In the process lost 1 bedroom and 1 bathroom. Total areas (square feet) for the project now are:

Basement:	1986	– does not contribute to FAR.
1st Floor:	1359	
2nd Floor:	1308	
3rd Floor:	694	
Garage:	475	
Total (FAR):	3836	
Site:	6614	
FAR:	0.58	Allowed: 0.58

Mr. Northrop presented information:

- The original house on the site was 1900 sq. ft.
- Showed pictures of the site and adjacent properties. Described the construction on the surrounding projects.
- Questioned why the project included the demolition of ht existing structure without notice. One of the Board members stated that for a “remodel” it was not necessary for that sort of notification. The project was originally exempted from the CDP permit.

There were no additional comments from the public.

MOTION: (Pearson, Collins) **To postpone final review of the project until after revised drawings have been submitted to the City.**

VOTE: 7/0/1 **Motion Passes**

Applicant was asked to return for final review after revised drawings have been submitted to the Development Services Department.

PRELIMINARY REVIEWS: continued

Project Name: **HILLSIDE DRIVE AMENDMENT** Permits:CDP/NDP
7666 Hillside Drive
Project Number: JO#42-6110 / PTS 96733 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: RS -1-5 Applicant: Jorge Palacios 858-569-7377
JP@JPEng.com
Scope of Work: CDP/NUP (Process 2) for Environmentally Sensitive Lands to amend CDP/HR 99-1360 to widen a 12' driveway to 19' for a single family residence.

Description: The same driveway off Hillside Drive accesses two parcels. Parcel 3 has granted an easement to Parcel 4 for this access. The owners/builders of the project on Parcel 4 (now under construction) wish to place a second driveway parallel to the existing driveway and lower. That placement still requires a few more legal negotiations/clarifications, but once that is worked out the second lower driveway will require the placement of caissons and a new retaining wall. It also requires an EMRA for intrusion into Hillside Drive's public right of way (78 sq. ft.). The EMRA is a permit condition and is not a part of this application. Parcel 4 abuts ESL as does part of the driveway.

Applicant will return for a Final Review.

INFORMATIONAL ITEM:

Project Name: Fire Station 13 (Nautilus Street Fire Station):

Trip Bennett provided an informational presentation on the proposed changes to the Fire Station. Approximately 400 sq. ft. will be added to the westerly side of the building. The project will most likely not require a CDP.

Submitted by: Phil Merten, CDP Committee Chair, from notes provided by Sherri Lightner who chaired the later portion of the meeting.