

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

COMMITTEE REPORT of the November 14, 2006 Meeting

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

PUBLIC COMMENT: None

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

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.

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

VOTE: **5/3/1 Motion Passes (Opposed:** Merten: The extent and configurations of the proposed dormers at the south-west corner of the building are contrary to the intent of the angled side yard building envelope; Lightner: Bulk and scale was not compatible with the surrounding neighborhood and does not fit in with the existing development. A measure of its out of scale character is the three story facade with the balconies overlooking the adjacent neighbors backyard. It will tower over the adjacent existing single story structure to the south. Another indication is that most homes include the garage in the calculations for the GFAR and the project has a "carport" which will not contribute to the GFAR.; Pearson: (1) The dormer on the SE corner is being used to circumvent the intent of the Code to setback upper stories. (2) The bulk and scale appear to me to be needlessly intrusive into the privacy of the neighboring property. (3.) The project is inconsistent with the LJCP Residential policy 2.a. "Community Character", which states:

"In order to promote development compatible with the existing scale, the City should apply the development regulations that are contained in this plan to all properties in La Jolla in order to avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures."

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS: 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
 Agent: Tim Golba 619-231-9905
 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.

MOTION: (Hayes, Beacham) **FINDINGS CAN BE MADE FOR APPROVAL OF CDP and NDP PERMITS.**

VOTE: **5/0/2 Motion Passes (Abtained:** Lightner: Not enough information to make a decision. Clarification needed as to how the house under construction was to be accessed and how this project came to be identified as requiring a permit change. Collins: The architects presentation and descriptions were poorly done and did not provide clear and accurate information on which to render a judgment for or against.)

CONTINUED REVIEWS:

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.

Applicants architect is frustrated in having come before the CDP Committee on five occasions without having received a recommendation from the Committee. Committee member Marengo explained that the exhibits presented to the Committee lack sufficient information to render and informed recommendation. Applicant was asked to provide the Committee additional information relating to existing topography and proposed topography being shown on an architectural drawing in order to accurately verify proposed building heights and Gross Floor Areas. Applicant's attorney indicated the architect would return to the Committee with the requested drawings. The applicant's attorney stated he will work on obtaining more specific written authorization from the La Canada Canyon Homeowners Association to engage in proposed demolition, restoration, re-vegetation and brush management activities in the adjacent, off-site, privately owned, designated Open Space canyon east of the subject property.

(Note: In a follow up e-mail communication to the applicant, Chairman Merten stated that the Committee's continued requests for additional information are due in part to the limited extent of information presented to the committee, or to the quality or extent of information contained in the drawings that we have received from the Development Services Department, and misleading photographs provided by the architect. Merten stated there is considerable existing off-site development (elevated decks, roofed patio structures, stairs, walkways, retaining walls, paving, non-native landscaping) that extend well into the privately owned, designated open space area beyond the rear property line, which is not shown on any drawing. Merten estimates existing development extends 40 to 50 feet beyond the rear property line. As this existing development must be removed and the area restored and re-vegetated, the extend of that work should be clearly delineated on the submittal drawings.)

CONTINUED REVIEWS:

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.

The proposed building's bulk and scale in relation to surrounding development is a significant issue. The proposed project exceeds the maximum allowed building height by approximately one foot. The proposed "tower" feature at the north-east corner exceeds the maximum allowed building envelope. The project architect agreed to return to the Committee with revised drawings.

At 6:15 PM, a quorum was lost. As such, the following scheduled projects could not be reviewed by Committee. The applicants made brief informal informational presentations.

INFORMATIONAL PRESENTATIONS:

Project Name: **BIBBYS CREPE CAFE** Permits: CDP / SDP
 723 Pearl Street
 Project Number: JO 42-6675 / PTS 107628 DPM: Renee Mezo 619-446-5001
 RMezo@sandiego.gov
 Zone: LJPD Applicant: Harry Koolen 619-519-2413
 Koolen2@SBCGlobal.net
 Scope of Work: CDP / SDP (Process 3) to change the use of an existing building from retail to restaurant in the La Jolla Planned District.

The applicant was asked to have his project reviewed by the Planned District Ordinance Committee prior to returning to the CDP Committee on November 21, 2006

Project Name: **GOYETTE RESIDENCE NDP** Permits: NDP
 6451 La Jolla Scenic Drive South
 Project Number: JO 42-6922 / PTS 112459 DPM: Edith Gutierrez 619-446-5320
 EGutierrez@sandiego.gov
 Zone: RS-1-2 Applicant: Duane J Gerry 858-576-9200
 Owner: Jim Goyette
 JimGo25@msn.com
 Agent: ToPia Landscape Architecture 858-458-0555
 Frank Marczynski FMarczynski@Topialand.com
 Scope of Work: NDP (Process 2) for a proposed 5'-6" fence and concrete pilasters encroaching into the La Jolla Scenic Drive right-of-way. Brush Zone

The applicant was asked to return on November 21, 2006 to have his project formally reviewed by the Committee.

Submitted by: Phil Merten, CDP Committee Chair

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

COMMITTEE REPORT of the November 21, 2006 Meeting

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

PUBLIC COMMENT: None

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **GOYETTE RESIDENCE NDP** Permits: NDP
6451 La Jolla Scenic Drive South
Project Number: JO 42-6922 / PTS 112459 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-2 Applicant: Duane J Gerry 858-576-9200
Owner: Jim Goyette
JimGo25@msn.com
Agent: ToPia Landscape Architecture 858-458-0555
Frank Marczynski FMarczynski@Topialand.com
Scope of Work: NDP (Process 2) for a proposed 5'-6" fence and concrete pilasters encroaching into the La Jolla Scenic Drive right-of-way. Brush Zone.

MOTION: (Marengo, Beacham) **FINDINGS CAN BE MADE FOR APPROVAL OF NDP Provided:**
(1) The rolling driveway gate is deleted from the project, (2) the solid lower portion of the proposed fence shall not exceed 3' in height, and the upper portion meets the definition of an "open" fence, (3) the fence design incorporate vertical columns spaced not more that 8 feet apart, (4) driveway "visibility triangles" be depicted on the fence plan drawing, and (5) fence elements more than 3 feet in height not extend into the "visibility triangles"; all in accordance with the San Diego Municipal Code.

VOTE: **5/2/0 Motion Passes (Opposed:** Collins: Cannot in good conscience approve of high walls, fences or other improvements in the public right-of-way without payment to the City for the use of the public's property. In addition, the City has denied such walls and fences on other streets in La Jolla where conditions are no different.

PRELIMINARY REVIEWS:

Project Name: **BIBBYS CREPE CAFE** Permits: CDP / SDP
723 Pearl Street
Project Number: JO 42-6675 / PTS 107628 DPM: Renee Mezo 619-446-5001
RMezo@sandiego.gov
Zone: LJPD Applicant: Harry Koolen 619-519-2413
Koolen2@SBCGlobal.net
Scope of Work: CDP / SDP (Process 3) to change the use of an existing building from retail to restaurant in the La Jolla Planned District.

The project was not considered as the applicant did not attend the meeting.

Submitted by: Phil Merten, CDP Committee Chair