

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

COMMITTEE REPORT of the May 9, 2006 Meeting

Present: Louis Beacham, Lynne Hayes, Dave Little, Phil Merten, Paul Metcalf, Joanne Pearson, Marty Vusich,

Absent: Bob Collins, Sherri Lightner, Steve Pomeranke

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **415 REVINA MAP WAIVER** Permits: CDP/MW
415 Revina Street
Project Number: JO 42-4921 / PTS 78811 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: Zone 5, LJPDO Applicant: Norman Alvarez 619-296-5565
Agent: Dinorah Maldonado 619-296-5565
Dino-M@KS-Engr.com
Agent: Hillary Hulce, MS-31, Inc., 858-459-6731
hillary@ms-31.com
Scope of Work: CDP (Process 3) and Map Waiver to waive the requirements of a Tentative Map to create 6 residential condominium units (under construction) on a 0.29 acre site.

Committee members agreed a vote could occur without a second hearing.

MOTION: (Hayes, Vusich) **FINDINGS CAN BE MADE FOR APPROVAL OF THE CDP and MV**

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

PRELIMINARY REVIEWS:

Project Name: **FUENTES RESIDENCE** Permits: CDP/SDP
7232 Romero Drive
Project Number: JO 42-5784 / PTS 92090 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-4 Applicant: Olya Engalycheva 858-459-6731
Agent: MS-31 858-459-6731 Dominique Houriet
Dominique@MS-31.com 619.454.7306
Scope of Work: (Process 3) CDP/SDP for environmentally sensitive lands to amend CDP 29713 and SDP 29716 to construct a 4,300 s.f. single family residence on a vacant 24,255 sq. ft. site.

Project proposes a 6 foot front yard setback due to extent of steep sloping terrain in the front 50 feet of lot depth. Applicant to return with additional information and code excerpts to support his proposal.

PRELIMINARY REVIEWS: continued

Project Name: **550 GRAVILLA PLACE MW** Permits: CDP/MW
550 Gravilla Place
Project Number: JO 42-5982 / PTS 95114 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: RM-1-1 Applicant: Ray Robertson 619-465-8948
Ray@KappaSurveying.com
Scope of Work: CDP (Process 3) and Map Waiver to waive the requirements of a Tentative Map and undergrounding of overhead utilities waiver to convert 2 existing residential units to condominiums on a 0.138 acre site.

Applicant to return with additional information regarding existing on-site parking.

Project Name: **WELLS RESIDENCE** Permits: CDP/NUP
6019 Folsom Drive
Project Number: JO 42-3559 / PTS 53665; DPM: Laura Black 619-446-5112
LBlack@sandiego.gov
Zone: RS-1-7 Applicant: Richard Lewis 858-459-1473
Agent: V. Michael Fraire
619-857-7437
Lainy Wells
lw@critical-thinking.com
Scope of Work: (Process 3) CDP/SDP for Environmentally Sensitive Lands demolish an existing residence and construct a new 5,081 sq. ft. single family residence on a 0.60 acre site.

Project was not reviewed as Applicant did not appear.

Project Name: **358 PROSPECT STREET MV** 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.

Project was not reviewed as Applicant did not appear.

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

COMMITTEE REPORT of the May 16, 2006 Meeting (Chaired by Paul Metcalf) Page 3

Present: Bob Collins, Lynne Hayes, Dave Little, Paul Metcalf, Steve Pomerence, Marty Vusich,

Absent: Louis Beacham, Sherri Lightner, Joanne Pearson, Phil Merten,

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **FUENTES RESIDENCE** Permits: CDP/SDP
7232 Romero Drive
Project Number: JO 42-5784 / PTS 92090 DPM: Edith Gutierrez 619-446-5320
EGutierrez@sandiego.gov
Zone: RS-1-4 Applicant: Olya Engalycheva 858-459-6731
Agent: MS-31 858-459-6731 Dominique Houriet
Dominique@MS-31.com 619.454.7306
Scope of Work: (Process 3) CDP/SDP for environmentally sensitive lands to amend CDP 29713 and SDP 29716 to construct a 4,300 s.f. single family residence on a vacant 24,255 sq. ft. site.

Project proposes a 6 foot front yard setback due to extent of steep sloping terrain in the front 50 feet of lot depth.

MOTION: (Pomerence, Hayes) **FINDINGS CAN BE MADE FOR APPROVAL OF THE PROJECT**

VOTE: 5/0/0 **Motion Passes** (Collins absent)

NOTE: Upon subsequent review of the architect's Slope Analysis, Chairman Merten concluded the analysis was flawed, and the project did not qualify for a 6 foot front yard setback. Merten informed the City's LDR Planner of the flawed analysis, and the LDR Planner agreed with Merten's conclusion. The Planner then notified the City's Project Manager of the problem.

The architect has subsequently stated he would submit a new Slope Analysis utilizing another method of analysis to support his request, and that he would submit a copy to the City and the Committee prior to the June 1 LJCPA meeting.

PRELIMINARY REVIEWS:

Project Name: **550 GRAVILLA PLACE MW** Permits: CDP/MW
550 Gravilla Place
Project Number: JO 42-5982 / PTS 95114 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: RM-1-1 Applicant: Ray Robertson 619-465-8948
Ray@KappaSurveying.com
Scope of Work: CDP (Process 3) and Map Waiver to waive the requirements of a Tentative Map and undergrounding of overhead utilities waiver to convert 2 existing residential units to condominiums on a 0.138 acre site.

Applicant could not confirm previous City approval of current parking configuration which would "grandfather" the existing non-conforming parking. Applicant asked to return with additional information on 6-13-06.

PRELIMINARY REVIEWS: continued

Project Name: **358 PROSPECT STREET MV** 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.

Project Owner asked to return to the Committee with a larger scale site plan drawing to better describe the site and explain the applicant's request.

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.

Applicant asked to return to the Committee with a larger scale site plan drawing to better describe the site and explain the applicant's request.

INFORMATIONAL PRESENTATION:

Project Name: **7533 Draper Ave Condominiums** Owner: David Cutchin 459-8074
7533 Draper Ave dcutchi2@san.rr.com
DCutchin@Yahoo.com
The Owner would like to make a brief informational presentation to the CDP Committee to seek Committee input regarding his project.

Committee asked questions about various development options, and advised the property owner to seek professional advice.

Submitted by: Phil Merten Chairman, CDPCCommittee (from notes provided by Paul Metcalf)