

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

COMMITTEE REPORT of the June 13, 2006 Meeting

Present: Louis Beacham, Bob Collins, Lynne Hayes, Sherri Lightner, Dave Little, Phil Merten,
Paul Metcalf, Joanne Pearson, Steve Pomeranke

Absent: Marty Vusich,

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **FUENTES RESIDENCE** Permits: CDP/SDP
7232 Romero Drive
Project Number: JO 42-5784 / PTS 92090 DPM: Edith Gutierrez 619-446-5466
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 4,685 s.f. single family residence on a vacant 0.56 acre site.

Project proposes a 6 foot front yard setback where 20 feet is required.

MOTION: (Little, Beacham) **FINDINGS CAN NOT BE MADE FOR APPROVAL OF THE CDP**

VOTE: **6/3/0 Motion Passes** (Opposed: The LDC does not define how slope gradients in first 50
feet of lot depth should be measured and quantified)

Project Name: **DINOFIA RESIDENCE** Permits: CDP
7159 Country Club Drive
Project Number: JO 42-0996 /PTS 5596 DPM: Vena Lewis 619-446-5197
VLewis@sandiego.gov
Zone: RS-1-4 Applicant: Matt Dinofia
Agent: Kieran Smiley
La Jolla Development Group, LLC
858-456-0464 ext. 105
858-456-6359 Fax
617-216-6372 Cell
lajolladevelopment.com
Praxis Studios 949-715-7584
Scope of Work: (Process 3) CDP to construct a new 5,655 sq. ft. single family residence on a vacant
20,877 sq. ft. site.

MOTION: (Pearson, Little) **The City should determine the legality of the subject before the CDP
Committee makes a recommendation regarding the proposed project.**

VOTE: **9/0/0 Motion Passes**

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS: (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.

MOTION: (Hayes, Beacham) **FINDINGS CAN BE MADE FOR APPROVAL OF THE MAP WAIVER on the condition that utilities be undergrounded from the existing utility pole into the site.**

VOTE: **5/4/0 Motion Passes** (Opposed: EMRA should be required for development in the street R.O.W.)

Project Name: **644 ARENAS STREET MAP WAIVER** Permits: CDP/MW
644/646 Arenas Street
Project Number: JO 42-6166 / PTS 97612 DPM: Bob Korch 619-446-5229
RKorch@sandiego.gov
Zone: RM-1-1 Applicant: Albert Velasquez 619-546-6165
alv@sterling-sd.com
Agent: Sterling Land Services 619-546-6165
Scope of Work: CDP (Process 3) and Map Waiver to waive the requirements of a Tentative Map to convert 2 existing residential units to condominiums, and waiver for undergrounding overhead utilities on a 7,000 sq. ft. site. Parking Impact. Residential Tandem Parking. Transit Area.

MOTION: (Hayes, Metcalf) **FINDINGS CAN BE MADE FOR APPROVAL OF THE MAP WAIVER on the condition that utilities be undergrounded from the existing utility pole into the site.**

VOTE: **4/2/0 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 was requested to return with additional information regarding the sufficiency of existing on-site parking; and after the project is reviewed by the PDO Committee.

PRELIMINARY REVIEWS:

Project Name: **DOUGLAS RESIDENCE** Permits: CDP / SDP for ESL
 7420 Vista Del Mar
 Project Number: JO 42-2406 / 27632; DPM: Glenn Gargas 619-446-5142
 GGargas@sandiego.gov
 Zone: RS-1-7 Applicant: Michelle Goodman 619-231-9905
 Agent: Tim Golba 619-231-4288
 tgolba@golba.com
 Scope of Work: CDP / SDP for ESL (Process 3) to demolish an existing residence and construct a 4,210 sq. ft. single family residence on a 7,589 sq. ft. site. Coastal Overlay (appealable), Parking Impact Area

Applicant is seeking a Variance for an increased driveway width.

Project Name: **ROSEMONT TOWNHOMES** Permits: CDP
 7551 Rosemont Street
 Project Number: JO#42-6125 / PTS 96984 DPM: Edith Gutierrez 619-446-5466
 EGutierrez@sandiego.gov
 Zone: RM-1-1 Applicant: Ike Meyuer 858-278-4032
 Agent: Michael Jones Architect 619-299-8891
 Mike@MJArchitect.com
 Gary Taylor Design 619.280.7613
 GTDesign@cox.net
 Scope of Work: CDP (Process 2) to demolish an existing duplex and construct 2 residential for rent units on a 6,250 s.f. site.

Applicant will return with additional information.

Project Name: **CAMINITO LA BENERA** Permits: CDP
 7090 Caminito La Benera
 Project Number: JO 42-5063 / PTS 80936 DPM: John Cruz 619-446-5439
 JACruz@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

Applicant will return with additional information.

Project Name: **MAISEL CABANA** Permits: CDP/NDP
 5812 La Jolla Corona Drive
 Project Number: JO 42-5311 / PTS 84800 DPM: Glenn Gargas 619-446-5142
 GGargas@sandiego.gov
 Zone: RS-1-4 / RS-1-1 Applicant: C.A. Marengo 619-417-1111
 cmarengo@san.rr.com
 Scope of Work: (Process 3) CDP/SDP for Environmentally Sensitive Lands to construct a cabana and a swimming pool to an existing residence on a 0.43 acre lot. Parking Impact Overlay.

Applicant will return with additional information and soils report.

INFORMATIONAL PRESENTATION:

Project Name: **LUMPKINS RESIDENCE**

Permits: CDP Amendment
Agent: Trip Bennett

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

COMMITTEE REPORT of the June 28, 2006 Meeting

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Present: Louis Beacham, Bob Collins, Lynne Hayes, Sherri Lightner, Dave Little, Phil Merten,
Paul Metcalf,

Absent: Joanne Pearson, Steve Pomerence, Marty Vusich,

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:

Project Name: **FUENTES RESIDENCE** Permits: CDP/SDP/VAR
7232 Romero Drive
Project Number: JO 42-5784 / PTS 92090 DPM: Edith Gutierrez 619-446-5466
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 4,685 s.f. single family residence on a vacant 0.56 acre site.

Applicant seeks a Variance for a 6 foot front yard setback where 20 feet is required.

MOTION: (Lightner, Little,) **TO DENY THE PROJECT BECAUSE THE FINDINGS FOR A
VARIANCE CAN NOT BE MADE.**

VOTE: 4/3/0 **Motion Passes** (Opposed: The Findings for a variance could be made)

Project Name: **STYLES RESIDENCE** Permits: CDP/NDP
401 - 405 Nautilus Street
Project Number: JO 42-5240 / PTS 83683 DPM: Edith Gutierrez 619-446-5466
EGutierrez@sandiego.gov
Zone: RM-1-1 Applicant: C.A. Marengo 619-417-1111
cmarengo@san.rr.com
Scope of Work: CDP/NDP (Process 2) for the remodel and 1,023 sq. ft. addition to an existing 375 sq. ft. unit on
a lot with a three (3) unit complex with previously conforming units on a 6,500 sq. ft. site.
Transit Area. Residential Tandem Overlay Zone

MOTION: (Hayes, Beacham) **FINDING CAN BE MADE TO APPROVE THE PROJECT AND A
VARIANCE FOR A PROPERTY LINE WALL AT THE EXISTING GARAGE**

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

FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS: (continued)

Project Name: **DOUGLAS RESIDENCE** Permits: CDP / SDP for ESL
7420 Vista Del Mar
Project Number: JO 42-2406 / 27632; DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: RS-1-7 Applicant: Michelle Goodman 619-231-9905
Agent: Tim Golba 619-231-4288
tgolba@golba.com
Scope of Work: CDP / SDP for ESL (Process 3) to demolish an existing residence and construct a 4,210 sq. ft. single family residence on a 7,589 sq. ft. site. Coastal Overlay (appealable), Parking Impact Area

MOTION: (Hayes, Little) **FINDING CAN BE MADE TO APPROVE THE PROJECT AND A VARIANCE FOR A 20 FOOT DRIVEWAY WIDTH**

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

Project Name: **ROSEMONT TOWNHOMES** Permits:CDP
7551 Rosemont Street
Project Number: JO#42-6125 / PTS 96984 DPM: Edith Gutierrez 619-446-5466
EGutierrez@sandiego.gov
Zone: RM-1-1 Applicant: Ike Meyuer 858-278-4032
Agent: Michael Jones Architect 619-299-8891
Mike@MJArchitect.com
Gary Taylor Design 619.280.7613
GTDesign@cox.net
Scope of Work: CDP (Process 2) to demolish an existing duplex and construct 2 residential for rent units on a 6,250 s.f. site.

MOTION: (Collins, Beacham) **FINDING CAN BE MADE TO APPROVE THE PROJECT.**

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

Project Name: **MAISEL CABANA** Permits: CDP/NDP
5812 La Jolla Corona Drive
Project Number: JO 42-5311 / PTS 84800 DPM: Glenn Gargas 619-446-5142
GGargas@sandiego.gov
Zone: RS-1-4 / RS-1-1 Applicant: C.A. Marengo 619-417-1111
cmarengo@san.rr.com
Scope of Work: (Process 3) CDP/SDP for Environmentally Sensative Lands to construct a cabana and a swimming pool to an existing residence on a 0.43 acre lot. Parking Impact Overlay.

MOTION: (Hayes, Little) **FINDING CAN BE MADE TO APPROVE CDP AND NDP PERMITS**

VOTE: 6/1/0 **Motion Passes** (Opposed: Design of the proposed retaining walls is not respectful of the hillside.)

PRELIMINARY REVIEWS:

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.

Applicant to return after the City issues an Assessment Letter and Cycle Issues Comments.

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

Applicant to return with information regarding access for fire the department, minimum required driveway length at front yard, and the number of light/egress wells as affects the determination of grade for the purpose of building height measurement.

PROJECTS CONTINUED:

Project Name: **LUMPKINS RESIDENCE** Permits: AMEND CDP/CUP
7543 & 7569 Pepita Way
Project Number: JO 42-6549 / PTS 104888 DPM: Edith Gutierrez 619-446-5466
EGutierrez@sandiego.gov
KHCook@sandiego.gov
Zone: RS -1 -7 Applicant: Adrian Moon 619-993-6003
Agent: Trip Bennett 858-454-4555
tripb@balajolla.com
Scope of Work: CDP (Process 2) to amend CDP/CUP 99-1055 for a 2nd story addition to an existing single family residence on a 0.24 acre site. Parking Impact, Residential Tandem Parking, Transit Area.

Project was CONTINUED until Public Notofication is received by nearby property owners.

PROJECTS CONTINUED: (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.

Applicant will present the project July 11, 2006

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

Applicant did not show.