

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANING ASSOCIATION

**COMMITTEE REPORT
FOR
OCTOBER 2009**

**10/13/09 Present: Ashley, Crisafi, Costello, DuCharme Conboy, Gaenzle, Merten,
Sullivan, Thorsen**

10/20/09 Present: Ashley, Collins, Costello, Crisafi, Hayes, Merten

Project Name:	KEARSARGE SCR	Permits:	SCR
	1745 Kearsarge Rd.	DPM:	Helene Deisher 619-446-5223
Project #:	JO#43-2570/188905		hdeisher@sandiego.gov
Zone:	RS-1-5	Applicant:	Scott Maas 619-297-6153
			Scott@safdierabines.com

Scope of Work:

(Process 2) Substantial Conformance Review for previous PDP 386484, SDP 386481, CPD 385449. Minor changes to exterior design, garage & parking locations, reduction in hardscape & increase in coverage. Height remains the same. Site located in the RS-1-5 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit. Notice Cards = 2.

Subcommittee Motion:

(DuCharme, Thorsen 8-0-0) The findings can be made for SCR.

Project Name:	ANDERSON RESIDENCE	Permits:	CDP & SDP
	7512 Hillside Dr.	DPM:	Glen Gargas 619-446-5142
Project #:	JO#43-2548/188465		ggargas@sandiego.gov
Zone:	RS-1-1	Applicant:	Claude Anthony Marengo (858) 459-3769
			cmarengo@san.rr.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to amend CDP 11378 & SDP 11379 for access pathway and landscaping improvements for site located in RS-1-1 within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit. Notice Cards =1.

Subcommittee Motion:

(Crisafi, DuCharme 6-0-1) The findings can be made for CDP & SDP.

Merten –abstain (missed Preliminary Review)

Gaenzle – left room

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Project Name: **NEPTUNE APARTMENTS**
6767 Neptune Place
Project #: **JO#43-0092/147066**
Zone: **RM-3-7**

Permits: **CDP & SDP**
DPM: **Diane Murbach 619-446-5042**
dmurbach@sandiego.gov
Applicant: **Claude Anthony Marengo (858) 459-3769**
cmarengo@san.rr.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to demolish existing buildings and construct 24 residential for rent units on a 0.56 acre site in the RM-3-7 Zone within the La Jolla community plan, Coastal Overlay (appealable), Coastal Height Limit, Sensitive Coastal Overlay Zone, Parking Impact, Residential Tandem Parking, Transit Area. Notice Cards =3.

Subcommittee Motion:

(Thorsen, Costello 4-2-0) The findings can not be made for CDP & SDP due to proposed bulk & scale and community character of proposed structure as required by the La Jolla Community Plan.

Merten & Crisafi – against
Ashley & Sullivan – not present

Project Name: **BELLEVUE LOT LINE ADJUSTMENT**
5421 Bellevue Ave.
Project #: **JO#43-2394/180331**
Zone: **RS-1-7**

Permits: **CDP & Parcel Map**
DPM: **Michelle Sokolowski 619-446-5278**
msokolowski@sandiego.gov
Applicant: **Debi Bright (858) 614-5045**
DBRIGHT@rbf.com
Steven Hawxhurst
SHAWXHURST@rbf.com

Scope of Work:

(Process 2) Coastal Development Permit & Parcel Map for a Lot Line Adjustment to adjust the south property line of Lot 13 approximately 23 ft for inclusion to the neighboring property in the RS-1-7 zone within the La Jolla community plan, Coastal Overlay (appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area. Notice Cards =2.

Subcommittee Motion:

(Merten, Collins 5-0-0) The findings can be made for CDP & Parcel Map.

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Project Name: **DICKINS / JOHNSTON**
9410 La Jolla Shores Drive
Project #: JO#43-0271/149344
Zone: RS-1-4

Permits: CDP
DPM: Diane Murbach 619-446-5042
dmurbach@sanidiego.gov
Applicant: Heather Johnston 858-453-7666
hjarch@sbcglobal.net

Scope of Work:

(Process 3) Coastal Development Permit to demolish existing residence and construct a 5,794 sf single family residence on a 15,061 sf site in the RS-1-4 zone within the La Jolla community plan, Coastal Overlay (appealable), Coastal Height Limit, First Public Road Way, Residential Tandem/Beach/Campus Parking Impact, MCAS, Potential Historic District, Notice Cards =1.

Subcommittee Motion:

(Merten, Collins 6-0-0) The findings can not be made for the CDP because the second story setback over the garage does not maintain integrity of streetscape and does not meet community character section of the La Jolla Community Plan p. 90.

PRELIMINARY REVIEWS

Note: Final Action can be taken at Preliminary Review if the Committee feels that it is warranted.

Project Name: **PROSPECT RESIDENTIAL CARE**
484 Prospect St.
Project #: JO#43-2406/180343
Zone: 5A LJPDO

Permits: CUP
DPM: Helene Deisher 619-446-5223
hdeisher@sanidiego.gov
Applicant: James Alcorn 858/ 459- 0805
james@jamesalcorn.com

Scope of Work:

(Process 4) Conditional Use Permit to change the use from office to residential care facility in an existing 17,838 sf building in Zone 5a of the La Jolla Planned District within the La Jolla Community Plan, Coastal Overlay (appealable & non appealable), Coastal Height Limit, Residential Tandem.

Please provide the following for final review:

- 1.) Present specific staff requirements, 14-16 peak staff**
- 2.) Distance from entrance to outside parking**
- 3.) Distance to other care facilities in neighborhood**
- 4.) Number of employees by shift and shift times.**

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Project Name: **SOROKIN DUPLEX**
247 Kolmar St. Permits: CDP
Project #: JO#43-2604/190364 DPM: Tim Daly (619) 446-5356
tdaly@san Diego.gov
Zone: RM-1-1 Applicant: David Linn 858-459-8180
linnarch@gmail.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish existing residence and construct two residential for rent units on a 0.11 acre site in the RM-1-1 zone within the La Jolla community plan, Coastal Overlay (non - appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area, Council District 1. Notice Cards =1.

Please provide the following for final review:

- 1.) Clarify density issue**
- 2.) Show adjacent development**
- 3.) Identify decks and setbacks**
- 4.) Meet with neighbors**

Project Name: **MILLER RESIDENCE**
1505 Buckingham Dr. Permits: CDP
Project #: JO#43-2229/177757 DPM: Cherlyn Cac 619-446-5226
ccac@san Diego.gov
Zone: RS-1-1 Applicant: Bruce Peeling 619-224-8575
bpaia@cox.net

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 9,621 sf single family residence on a 0.90 acre site in the RS-1-1 zone within the La Jolla Community Plan, Coastal Overlay (non - appealable), Coastal Height Limit. Notice Cards = 1.

This project was previously reviewed by the LJ DPR and a motion was made for preliminary approval on July 21, 2009.

Subcommittee Motion:

(Merten, Collins 5-0-0) The findings can be made for preliminary approval subject to review of City environmental document.

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PUBLIC DISCUSSION – 15 min time limit

Topic: Categorical Exemptions for Single Family Development

- Review previous public meeting notes
- Updates from City
- Comments / Decisions

Last discussion on this topic by the LJ DPR was in April 2009 with Dan Joyce from the City.
Notes from that meeting are attached.

10/20/09 NOTES (taken by T. Crisafi)

Major issues / concerns of committee members:

- I. Lack of application of Local Community Plan by Development Services Department
Staff due to:
 1. Lack of training
 2. inadequate review of time & fees
- II. Lack of input from Community Group (one size fits all of San Diego Coastal arenas)
- III. Record keeping of categorical exclusions
- IV. Marginalization of community input and Local Community Plan policy.

Conclusion: P. Merten to pursue enforcement of coastal exemptions. T. Crisafi to forward concerns to Dan Joyce of Development Services Department.