

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

**COMMITTEE REPORT**  
**FOR**  
**APRIL 2010**

**4/13/10 Present: Addington, Ashley (Chair), Collins, Costello, DuCharme Conboy,  
Gaenzle, Hayes, Merten**

**4/20/10 Present: Addington, Ashley (Chair), Costello, DuCharme Conboy, Gaenzle,  
Hayes, Merten, Thorsen**

**FINAL REVIEWS**

|               |                                  |            |  |
|---------------|----------------------------------|------------|--|
| Project Name: | <b>ALTA LA JOLLA RESTORATION</b> | Permits:   | SDP  |
|               | 2105 Alta La Jolla Drive         | DPM:       | Jeannette Temple 619-557-7908  |
| Project #:    | JO#00-0000/128971                |            | <a href="mailto:jtemple@sandiego.gov">jtemple@sandiego.gov</a>       |
| Zone:         | RS-1-4                           | Applicant: | Kathleen Harrison 619.297.1530 x211                                  |
|               |                                  |            | <a href="mailto:KHarrison@Geosyntec.com">KHarrison@Geosyntec.com</a> |

Scope of Work:

Reconsideration of previously approved project (CDP – Approved 8/14/07 & CPA – recommendation approval upheld 11/1/2007)..... *Original proposal was a conceptual design to restore Alta La Jolla drainage channel; new proposed design includes a natural drainage channel restored in the southern portion, flow-splitting weir structure, storm water and non-storm water retention to improve water quality.*

**Presented by Nathan Jacob**

**Approved motion: The findings for a SDP can be made. (Addington/Collins 7-0-0)**

**In favor: Addington, Ashley, Collins, Costello, Ducharme Conboy, Gaenzle, Hayes**

**Recused: Merten**

|               |                        |            |  |
|---------------|------------------------|------------|--|
| Project Name: | <b>PAYNE RESIDENCE</b> | Permits:   | Variance   |
|               | 1235 Virginia Way      | DPM:       | Tim Daly 619-446-5356  |
| Project #:    | JO#00-0000/204410      |            | <a href="mailto:tdaly@sandiego.gov">tdaly@sandiego.gov</a>   |
| Zone:         | RS-1-7                 | Applicant: | Alfredo Quintanar 619-459-8604                               |
|               |                        |            | <a href="mailto:a.quintanar@cox.net">a.quintanar@cox.net</a> |

Scope of Work:

(Process 3) Variance for a 6' wall within the required setback for an existing single family residence in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit.

**Presented by Alfredo Quintanar & Margaret Ann Payne.**

**Approved motion: Motion to approve the project, the findings for a variance can be made. (DuCharme Conboy/Costello 6-0-0)**

**In favor: Addington, Ashley, Costello, DuCharme Conboy, Merten, Thorsen.**

**La Jolla Coastal Development Permit Review Committee  
Committee Report – April 2010  
Page 2**

Project Name: **BISHOP SCHOOL LIBRARY & LEARNING CENTER**  
7607 La Jolla Blvd. Permits: Amendmt to PDP, CDP, SUP, SDP  
Project #: JO#00-0000/197212 DPM: Glenn Gargas 619- 446-5142  
[ggargas@sandiego.gov](mailto:ggargas@sandiego.gov)  
Zone: Zone 5 & 6 of LJPDO Applicant: Christopher Neils 619.338.6530  
[cneils@sheppardmullin.com](mailto:cneils@sheppardmullin.com)

Scope of Work:

(Process 3) Amendment to previously approved PDP, CDP, SUP, SDP (Project #6162) to increase the maximum building height of the previously approved library structure by 4ft. in the LJPDO Zone 5 & 6 within the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit, Residential Tandem Parking, & Transit Area.

**Presented by Christopher Neils**

**Committee members that attended the site visit at 3:45pm today: Addington, Ashley, Costello, DuCharme Conboy. There were no members of the public.**

**Approved motion: Motion to deny the request for a deviation for the following reasons: Findings #3, #4, and #5 cannot be made. In addition the committee registers its concern about the precedent set by approval of a deviation for height. (Costello/Addington 7-0-0)**

**In favor: Addington, Ashley, Costello, DuCharme Conboy, Gaenzle, Merten, Thorsen.**

Project Name: **5633 TAFT RESIDENCE**  
5633 Taft Ave. Permits: CDP  
Project #: JO#43-2896/196725 DPM: Sandra Teasley 619-446-5271  
[steasley@sandiego.gov](mailto:steasley@sandiego.gov)  
Zone: RS-1-7 Applicant: Eric Lindeman 310-829-9932  
[eric@studioea.com](mailto:eric@studioea.com)

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 2,866 sf single family residence on a 0.11 acre site in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit. (LJ DPR Preliminary Review was Dec. 2009)

**Presented by David Hertz (with Bill Malloy and Eric Lindeman)**

**Letters of support presented: Cory Brown, Mr. & Mrs. Linnik**

**Approved motion: Motion to deny the project for the following reason: the FAR exceeds the maximum allowed based on the committee interpretation of code section 113.0234(b)3 as relates to the carport area (see Diagram 113-028). (Merten/Gaenzle 6/1/0)**

**In favor: Ashley, Costello, DuCharme Conboy, Gaenzle, Merten, Thorsen**

**In opposition: Addington (reason not stated)**

**The committee received a copy of an email by planner Peter Chou addressing committee concerns about GFA and the roof deck.**

**As pertains to the motion: The main focus of discussion was around the situation that the carport floor is sitting on a flat surface above living space and as such does not qualify for the 25% at-grade exemption at the perimeters that the code identifies in order to have the FAR exempted in that the floor is no longer at-grade.**

**La Jolla Coastal Development Permit Review Committee  
Committee Report – April 2010  
Page 3**

Project Name: **LINDA ROSA RESIDENCE**  
5644 Linda Rosa Ave. Permits: CDP  
Project #: JO#43-2729/193947 DPM: Patrick Hooper 619-557-7992  
[phooper@saniego.gov](mailto:phooper@saniego.gov)  
Zone: RS-1-7 Applicant: Eric Lindeman 310-829-9932  
eric@studioea.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 2560 sf single family residence on a 0.09 acre site in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay (non appealable), Coastal Height Limit. (LJ DPR Preliminary Review was Dec. 2009)

**Presented by David Hertz (with Bill Malloy and Eric Lindeman)**

**Letters of support presented: Linda Dowley, Craig Lorenza, Lake Price, Carey Wall (in opposition at 4/13/10 meeting), Roger Zucchet (in opposition at 4/13/10 meeting)**

**Letter of opposition presented: David Ish**

**Approved motion: Motion to approve the project, the findings can be made for a CDP.  
(Addington/DuCharme Conboy 6-1-0)**

**In favor: Addington, Ashley, Costello, DuCharme Conboy, Merten, Thorsen**

**In opposition: Gaenzle (front stairway & deck impact)**

**The committee reviewed the changes made by the applicant to the streetside facade of the building with reduction of the mass of the parapet above the garage and combination wood/glass garage door. In addition, a rendering of the street side gate was reviewed with confirmation that the required distance to park vehicles is maintained on the driveway.**