

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT
FOR
AUGUST 2010**

**8/10/10 Present: Costello, DuCharme Conboy, Frangos, Hayes, Leira,
Merten (Chair), Thorsen**

**8/17/10 Present: Costello, Crisafi (Chair), Ducharme Conboy, Frangos, Kane, Merten,
Thorsen.**

FINAL REVIEWS

Project Name:	CAVE STREET PARKING LOT AND RELOCATION OF HISTORIC STRUCTURES TO ARDATH ROAD		
	1261 / 1263 Cave St.	Permits:	CDP, SDP, CUP, Ammendmt
Project #:	JO#00-0000/1042	DPM:	Glenn Gargas 619-446-5142 ggargas@sandiego.gov
Zone:	RM-1-1	Applicant:	James Alcorn 858-459-0805 James@jamesalcorn.com

Scope of Work:

(Process 4) Coastal Development Permit & Site Development Permit to relocate 2 historical structures from a 7,700 sf lot at 1261 / 1263 Cave St. to a 16,460.65 SF lot at 2503 Ardath Road (in the La Jolla Shores Planned District). A Conditional Use Permit to add a parking lot to the site Cave St. site in the RM-1-1 Zone of the La Jolla Community Plan, Coastal Overlay Zone, the Coastal Height Limit Overlay Zone, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

Subcommittee Motion:

(Crisafi/Merten 5-1-1)

1. Findings cannot be made for a Coastal Development Permit and Site Development Permit to relocate the two historic structures because the proposal moves the cottages out of the context of the Village. Proposal does not comply with LJ Community Plan. (Staff refers to current and 1975 La Jolla Community Plan due to filing period of proposal)

References:

1975 LJ Community Plan, Community Resources, pages 67, 68 (69 too) (historical context)

Current LJ Community Plan, #3 on page 128, 130

Current LJ Community Plan, Plan Recommendations #1, page 131 re: relocation of structures to Ardath Road site B

2. The cumulative scale of the surface parking lots is inconsistent with the scale of the remaining single family homes in the vicinity specifically on Cave St. and Silverado including corner where they intersect.

Yes: Crisafi, Merten, Thorsen, Kane, Costello

No: Ducharme Conboy because of parking, Item #2

Abstain: Frangos conflicting policies with LJ TC, wants more parking. Item #2

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Project Name: **ALTAIR SUSTAINABLE**
6722 Vista Del Mar Ave. Permits: CDP SDP Map Waiver
Project #: PO#161878 DPM: Diane Murbach (619) 446-5042
dmurbach@saniego.gov
Zone: RM-3-7 Applicant: Paul De Bartolo 858-220-5262
paul@funkitecture-studio.com

Scope of Work:

(Process 3) Coastal Development Permit, Site Development Permit for Environmentally Sensitive Lands and Map Waiver application to waive the requirements of a Tentative Map to demolish existing buildings and construct 7 residential condominiums on a 0.17 acre site in the RM-3-7 Zone in the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit, Residential Tandem Parking, Transit Area.

Subcommittee Motion:

(Ducharme Conboy/Frangos 7-0-0)

The findings can be made for CDP, SDP, ESL, & Map Waiver.

- 1. Building articulates vertically and horizontally**
- 2. South side building mass horizontal articulation is adequate given that applicant proposed setback (3'6") on south property line where none is required.**
- 3. The voluntary setback adds to the neighbor's setback to provide a non-recorded view corridor.**
- 4. Building transitions between new and old developments**
- 5. Appealing architecture in general**
- 6. Lots of transparency to the architecture**
- 7. Low Patio walls on the main level**
- 8. Lots of effort to break up scale with design**

Yes: Crisafi, Merten, Thorsen, Kane, Costello, Ducharme Conboy, Frangos

No: 0

Abstain: 0

PUBLIC DISCUSSION

Can our Chairman assign individuals or a review group to preview projects before the formal meetings? Their purpose would be to review drawings and/or to study complex SD Muni Code issues and LJ Community Planning issues and report to the full LJ DPR.

Crisafi We have the three points previously discussed on 13 July 2010 and the transcript emailed out on 10 Aug 2010.

Someone could take a hard look at a project and research and answer questions as per Land Development Code, SD City general plan, LJ Community Plan.

Costello There would not be a Brown Act problem if:

keep number of reviewers below 5 (quorum #)

avoid recommending approval or denial of the total project

research points of SD Muni Code or LJ CP issues

Goals:

Better crafted motions

Include in our motions the reasons we approved or liked projects or items disliked

Provide records for future Committee Members for long term projects or projects which re-occur, communication for SD City Staff, DSD or SD Planning Commissioners

There was consensus among Committee Members for the ideas, no opposition.