

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

**COMMITTEE REPORT
FOR
FEBRUARY**

2/8/2011 Present: Collins, Ducharme-Conboy, Costello, Crisafi (Chairman), Hayes, Liera, Merten, Thorsen

2/15/2011 Present: Ducharme-Conboy, Costello, Crisafi (Chairman), Hayes, Liera, Merten, Thorsen

FINAL REVIEW

Project Name: **EAST CLIFF / GABLES / JACK O' LANTERN TOWNHOMES**

1241, 1245, 1249 Coast Blvd.	Permits:	CDP
Project #: PO#224418	DPM:	Sandra Teasley 619-446-5245 steasley@sandiego.gov
Zone: LJ PDO -1A	Applicant:	Architects Alcorn & Benton, Project Mgr.Hamid Bagheri 858-459-0805 bagheri@jamesalcorn.com

Scope of Work:

(Process 3) Coastal Development Permit to construct 3 for rent single family residences (Floor Area: 600 sf, 2,451 sf and 2,540 sf) on a site with existing commercial buildings on a 39,640 SF site in the LJ PDO 1A Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, Coastal Parking Impact, Residential Tandem Parking Zone, Transit Area Zone. Council District 1.

From 8 Feb 2011

Subcommittee Motion: The La Jolla Community Plan will support the residential development and will not support the commercial development on this part of Coast Blvd as there is adequate commercial development on Prospect St. The Committee would like the Applicant to return with the Project for review and determination of all other issues.

(DuCharme/Thorsen 8-0-0)

In Favor: Collins, Ducharme-Conboy, Costello, Crisafi, Hayes, Liera, Merten, Thorsen

Oppose: 0

Abstain: 0

Motion passes

From 15 Feb 2011

Please provide for FINAL REVIEW:

- 1. Clarify views from public vantage points, ie bluff/edge of walkway from Prospect. Show "cones of view" with elevations. Demonstrate enhancement as per The Community Plan (Public Views to be enhanced).**
- 2. Get site sections from Prospect to Coast thru every unit from top of bluff/edge of walkway from Prospect.**
- 3. Consider reducing curb cuts at former Mosher Studio. (Goal is to increase parking.)**
- 4. Clarify which buildings are Heritage Structures.**
- 5. Show articulation on Site Plan. Since you know floor elevations, show how buildings set back on a diagram.**
- 6. Identify mature trees on site or their replacements.**
- 7. On landscape plan to show terraces as they step up on a site plan. (correct North arrow)**
- 8. Study diagonal angled parking spaces on Coast. (Increase #?)**
- 9. What is lot coverage?**

**La Jolla Development Permit Review
Committee Report – February 2011
Page 2**

PRELIMINARY REVIEW

Project Name: **ARIZA RESIDENCE**

1654 Marisma Way
Project #: PO#228561

Zone: RS-1-2

Permits: CDP
DPM: Jeannette Temple 619-557-7908
jtemple@sandiego.gov
Applicant: Dewhurst & Associates
Carlos Perez 858-456-5345
carlos@dewhurst.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing one story residence and construct a 5,660 sf two story single family residence on a 0.16 acre site within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. Council District 1

Presenter: Dan Sehlhorst, AIA

Please provide for PRELIMINARY REVIEW:

- 1. Cycles Issues Letters**
- 2. Other?**

Project Name: **STYLES RESIDENCE**

401, 403, 405 Nautilus
Project #: PO#222330

Zone: RM-1-1

Permits: EOT for CDP& NDP
DPM: Glenn Gargas 619-446-5142
ggargas@sandiego.gov
Applicant: Shawn Styles 858-472-4397
sstyles@kfmb.com

Scope of Work:

(Process 2) Extension of Time for Coastal Development Permit #263494 & Neighborhood Development Permit #285546 to for a partial demolition, remodel reconfiguration and additions to three existing single family residences to total 4,737 sf on a 6,500 sf lot. Unit A (1,644 sf) &Unit B (1,046 sf) are two story building with attached garage & Unit C (2,044 sf) is a two story residence with attached garage, all within the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Beach Parking Impact Zone, Residential Tandem Parking Zone, Transit Zone. Council District 1

Subcommittee Motion: to Merge Preliminary and Final Reviews and Findings can be made to approve an Extension of Time.

(Thorsen/Ducharme 6-0-0)

In Favor: DuCharme Conboy, Crisafi, Costello, Liera, Merten, Thorsen

Oppose: 0

Abstain: 0

Motion passes

PUBLIC DISCUSSION ITEMS –

- A. MEHL RESIDENCE** - *previously reviewed & approved Oct 19, 2010*
- B. Vons Parking lot** – *diminishing parking spaces*
- B. Friedman Residence, 6318 Muirlands Dr.** *project review & CEQA exemption review*
- C. Palazzo Project** - *at Planning Commission 17 Feb -Chair Tony Crisafi will represent LJCPA*
- D. 6604 Muirlands** - *at Hearing Officer 23 Feb.*