

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

**REVISED COMMITTEE REPORT of the December 12, 2006 Meeting**

Present: Bob Collins, Lynne Hayes, Sherri Lightner, Dave Little, Paul Metcalf, Joanne Pearson,  
Jim Sullivan, Louis Beacham, Claude A Marengo, Phil Merten  
Absent: None

**PUBLIC COMMENT:** None

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:**

Project Name: **HARTWELL RESIDENCE** Permits: CDP  
7024 Vista Del Mar  
Project Number: JO 42-6651 / PTS 107139 DPM: Edith Gutierrez 619-446-5320  
EGutierrez@sandiego.gov  
Zone: RS-1-7 Applicant: Charlotte Trombine 619-260-8524  
Agent: Mark Lee Christopher 619-296-2796  
MChristopher@C-KArchitects.com  
Scope of Work: CDP (Process 3) to demolish an existing residence and construct a new 3 story single family residence with basement /garage on a 6,614 sq. ft. site. Parking Impact, Coastal Appealable Area.

**MOTION:** (Pearson, HaLittle) **FINDINGS CAN NOT BE MADE FOR APPROVAL OF A CDP PERMIT BASED ON THE BULK AND SCALE OF THE PROPOSED PROJECT**

**VOTE:** 7/1/2 **Motion Passes** (Opposed: Merten: Bulk and scale is compatible with surrounding development)

Project Name: **DRAPER AVENUE MAP WAIVER** Permits: CDP / MV  
7533 Draper Ave.  
Project Number: JO 42-7049 / PTS 115360 DPM: Paul Godwin 619-446-5103  
PGodwin@sandiego.gov  
Owners: Dave Cutchin, Mary Cutchin 858-59-8074  
MaryCutchin@yahoo.com  
Zone: Zone 4 LJPD Applicant: Paul Ross 858-488-2382  
PBC@san.rr.com  
Agent: Mark Brencick 858-587-8070  
Mark@LMCo.net  
Scope of Work: CDP and MV (Process 3) to waive the requirements for a tentative map to create 1 commercial condominium unit and convert 1 existing residential unit to a condominium on a 0.08 acre site.

**MOTION:** (Marengo, Hayes) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT AND MAP WAIVER provided the driveway at the street complies with City regulations.**

**VOTE:** 10/0/0 **Motion Passes**

**PRELIMINARY REVIEWS:** Review Chaired by C.A. Marengo

Project Name: **PANINI CAFE** Permits: CDP  
 811 Prospect Street  
 Project Number: JO 42-7018 / PTS 114874 DPM: Derrick Johnson 619-446-5238  
 GGargas@sandiego.gov  
 Zone: LJPD-Zone 1 Applicant: Phil Merten 858-459-4756  
 Phil@MertenArchitect.com  
 Scope of Work: CDP (Process 2 ) for after the fact approval for intensification of use for an additional (recently constructed) outdoor seating area to an existing restaurant building. Residential Tandem Parking, Transit Area, Parking Impact.

Significant Issues: Hours of operation and neighbors disturbed by sounds emanating from the outdoor patio. Merten reported the Cafe has agreed to reduced / limited the hours of operation of the dining patio from 8:30 AM to 10:00 PM.

(Merten recused)

**PRELIMINARY REVIEWS:** continued Review Chaired by Merten

Project Name: **BLANKENSHIP RESIDENCE** Permits: CDP/SDP/NUP/VAR  
 1640 Torrey Pines Road  
 Project Number: JO 42-6652 / PTS 107159 DPM: Glenn Gargas 619-446-5142  
 GGargas@sandiego.gov  
 Zone: RS-1-7 Applicant: Edward Sutton 858-459-9291  
 Agent: Island Architects 858-459-9291  
 Lisa Kriedeman LKriedeman@IslandArch.com  
 Scope of Work: SDP for ESL, VAR for driveway width and CDP (Process 3) to demolish existing residence and construct a new 4,686 sq. ft. 3 story single family residence on a 10,851 sq. ft. site. Parking Impact, First public Roadway, Residential Tandem Parking, Transit Area.  
 Issues: Determination of the bluff edge as affects the bluff edge setback. Side Yard “see throughs”

Project Name: **LA JOLLA COVE PLAZA** Permits: CDP / SDP  
 8008 Girard Avenue  
 Project Number: JO 42-7135 / PTS 116862 DPM: Edith Gutierrez 619-446-5466  
 EGutierrez@sandiego.gov  
 Zone: LJPD Zone 1A Applicant: CA Marengo 619-417-7111  
 cmarengo@san.rr.com  
 Scope of Work: CDP and MV (Process 3) to add to an existing 2nd floor deck and a new 3rd floor deck totaling 918 sq. ft. of dining area to an existing four-story commercial building with shared parking on a 6,631 sq. ft. site. Parking Impact, Residential Tandem Parking, Transit Area

(Marengo recused)

Submitted by: Phil Merten, CDP Committee Chair

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

**REVISED COMMITTEE REPORT** of the **December 19, 2006 Meeting**

Page 3

Present: Bob Collins, Lynne Hayes, Sherri Lightner, Dave Little, Paul Metcalf, Joanne Pearson,  
Claude A Marengo, Phil Merten  
Absent: Louis Beacham, Jim Sullivan,

**PUBLIC COMMENT:** None

**INFORMATIONAL UPDATE:**

Project Name: **BIRD ROCK STATION MIXED USE** Permits: CDP/SDP/PDP  
5702 La Jolla Blvd.  
Project Number: JO 42-5482 / PTS 87287 DPM: Bob Korch 619-446-5229  
RKorch@sandiego.gov  
Zone: Zone 4, LJPDO Applicant: Mark Lyon 858-459-1171  
info@mdla.net  
Scope of Work: CDP/SDP/PDP (Process 4) to construct a mixed use project of 11 residential units and 7 commercial for a total of 20,400 sq. ft. on a 16,080 sq. ft. site. Parking Impact, Transit Area, Residential Tandem Parking,

**The Bird Rock Station project is being redesigned to fulfill the intentions of the proposed Bird Rock Form Based Code which is currently in development. The project will be presented to the CDP Committee in January.**

**RECONSIDERATION / COMMITTEE RECOMMENDATIONS:**

Project Name: **HARTWELL RESIDENCE** (Revised Design) Permits: CDP  
7024 Vista Del Mar  
Project Number: JO 42-6651 / PTS 107139 DPM: Edith Gutierrez 619-446-5320  
EGutierrez@sandiego.gov  
Zone: RS-1-7 Applicant: Charlotte Trombine 619-260-8524  
Agent: Mark Lee Christopher 619-296-2796  
MChristopher@C-KArchitects.com  
Scope of Work: CDP (Process 3) to demolish an existing residence and construct a new 3 story single family residence with basement /garage on a 6,614 sq. ft. site. Parking Impact, Coastal Appealable Area.

**MOTION:** (Metcalf, Hayes) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP**

**VOTE:** **6/1/0 Motion Passes** (Opposed: Lightner: Bulk and scale is incompatible with surrounding development)

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:**

Project Name: **BLANKENSHIP RESIDENCE** Permits: CDP/SDP/NUP/VAR  
 1640 Torrey Pines Road  
 Project Number: JO 42-6652 / PTS 107159 DPM: Glenn Gargas 619-446-5142  
 GGargas@sandiego.gov  
 Zone: RS-1-7 Applicant: Edward Sutton 858-459-9291  
 Agent: Island Architects 858-459-9291  
 Lisa Kriedeman LKriedeman@IslandArch.com  
 Scope of Work: SDP for ESL, NUP for Guest Quarters, VAR for driveway width and CDP (Process 3) to demolish existing residence and construct a new 4,686 sq. ft. 3 story single family residence on a 10,851 sq. ft. site. Parking Impact, First public Roadway, Residential Tandem Parking, Transit Area.

**MOTION:** (Marengo, Hayes) **FINDINGS CAN BE MADE FOR APPROVAL OF THE REQUESTED PERMITS, provided (1) The the City determines the existing site retaining walls in the bluff setback area do not affect the natural rate of bluff erosion, and (2) east exterior walls do not exceed the angled side yard building envelope as required by the Municipal Code.**

**VOTE:** **6/1/1 Motion Passes** Opposed: Pearson: (1.) The applicant's agents provided no historic mapped evidence of original slope elevations under existing circa 1928 downslope development. Such evidence would be critical to determine both the actual pre-existing top of bluff location as well as the finding required to support the requested setback reduction from 40' to 25'. (2.) Although the applicant's agent relied on brief spatial separations between the primary structure and the cascading downslope series of walls, decks, and patios to avoid a determination of continuous development, it was not clear why the demolition of the primary structure, which eliminates all previously conforming rights for the new structure under LDC 127.0106, shouldn't require a reassessment under LDC 143.0143 of the downslope developments, which are both nonconforming with the current Code and currently at or near the end of their 75 year economic life span.

Project Name: **LA JOLLA COVE PLAZA** Permits: CDP / SDP  
 8008 Girard Avenue  
 Project Number: JO 42-7135 / PTS 116862 DPM: Edith Gutierrez 619-446-5466  
 EGutierrez@sandiego.gov  
 Zone: LJPD Zone 1A Applicant: CA Marengo 619-417-7111  
 cmarengo@san.rr.com  
 Scope of Work: CDP and SDP (Process 3) to add to an existing 2nd floor deck and a new 3rd floor deck totaling 918 sq. ft. of dining area to an existing four-story commercial building with shared parking on a 6,631 sq. ft. site. Parking Impact, Residential Tandem Parking, Transit Area

**MOTION:** (Hayes, Collins) **FINDINGS CAN BE MADE FOR APPROVAL OF THE REQUESTED PERMITS.**

**VOTE:** **7/0/0 Motion Passes** (Marengo recused)

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:**

Project Name: **LA JOLLA CHEVRON** Permits: CDP/SDP/CUP  
 7475 La Jolla Blvd  
 Project Number: JO 42-6250 / PTS 99195 DPM: Glenn Gargas 619-446-5142  
 GGargas@sandiego.gov  
 Zone: Zone 4, LJPDO Applicant: Freedom Design & Entitlement Services,  
 Brian Goins 562-500-2325  
 Brian.Goins@FreedomDes.com  
 mark.Rodrigues@FreedomDes.com  
 Agent: Paul Mouton Arch 562-884-8916  
 Scope of Work: CDP/SDP/CUP to amend CUP#350-PC (Process 3) to convert existing service bays to a  
 convenience store on a 23,177 sq. ft. site with an existing gas station.

**MOTION:** (Hayes, Collins) **FINDINGS CAN BE MADE FOR APPROVAL OF THE REQUESTED PERMITS, provided the PDO Committee can verify the proposed signage complies with the requirements of the La Jolla Planned District Ordinance.**

**VOTE:** **8/0/0 Motion Passes**

Project Name: **6504 LA JOLLA TM** Permits: CDP/TM  
 6504 La Jolla Boulevard  
 Project Number: JO 42-4899 / PTS 78327 DPM: Glenn Gargas 619-446-5142  
 GGargas@sandiego.gov  
 Zone: RM-3-7 Applicant: Scott Peters 619-546-6165  
 ScottP@Sterling-SD.com  
 Scope of Work: CDP (Process 4) and Tentative map to convert 11 existing residential units to condominiums on a  
 11,125 s.f. site.

**MOTION:** (Marengo, Pearson) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT AND TENTATIVE MAP.**

**VOTE:** **8/0/0 Motion Passes**

Project Name: **233 PROSPECT STREET** Permits: CDP/TM  
 233 Prospect Street  
 Project Number: JO 42-4822 / PTS 77255 DPM: Bob Korch 619-446-5229  
 RKorch@sandiego.gov  
 Zone: Zone 5, LJPDO Applicant: Joy Christensen 858-271-9901  
 CEandS@aol.com  
 Scope of Work: CDP and Tentative Map (Process 4) to convert 117 existing residential units to condominiums  
 on a 1.539 acre site, in Zone 5 of the La Jolla Planned District

**MOTION:** (Marengo, Pearson) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT AND TENTATIVE MAP.**

**VOTE:** **7/0/0 (1 Recusal: Collins) Motion Passes**

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:**

**Project Name: CAIRNCROSS RESIDENCE**

Permits: CDP

6574 Avenida Manana

**Project Number: JO 42-6917 / PTS 112138**

DPM: Glenn Gargas 619-446-5142

GGargas@sandiego.gov

**Zone: RS-1-5**

Applicant: Paul Romo 619-213-3923

Agent: Sol Engineering Inc. 619-270-8539

Dwight@SOLEngineering.com

**Scope of Work:** CDP (Process 2) for previous grading and retaining walls due to slope failure for an existing single family residence.

**MOTION:** (Pearson, Hayes) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT.**

**VOTE: 8/0/0 Motion Passes**

Submitted by: Phil Merten, CDP Committee Chair