

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

**COMMITTEE REPORT**  
**FOR**  
**DECEMBER 2010**

12/14/2010 Present: Costello, Crisafi (Chairman), DuCharme Conboy, Hayes, Kane, Liera, Merten, Thorsen

1. Chairman Crisafi recused himself from the Dunemere Project.

2. Subcommittee Motion: Lynne Hayes nominated Chair Pro Tem.  
(Merten/Ducharme 6-0-1)

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

Oppose: 0

Abstain: Hayes (not to vote for self)

Motion Passes

3. FINAL REVIEW

Project Name: **311 DUNEMERE RESIDENCE**

Project #:	311 Dunemere Dr.	Permits:	CDP SDP
	207724	DPM:	Michelle Sokolowski 619-446-5278
			MSokolowski@sandiego.gov
Zone:	RS-1-7	Applicant:	Lisa Kriedeman 858-459-9291
			lkriedeman@islandarch.com

Scope of Work:

(Process 3) Coastal Development Permit & Site Development Permit to demolish an existing residence and construct a 8,105 square foot single family residence including hardscape, retaining wall, and relocation of driveway on a 0.41-acre site in the RS-1-7 Zone of the La Jolla Community Plan, Coastal Overlay Zone (appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact, Residential Tandem Parking, Transit Area. Council District 1.

**Subcommittee Motion: Findings can be made for Coastal Development Permit & Site Development Permit to demolish existing house, and construct a 8,105 sq ft SF residence.**

(Ducharme Conboy/Costello 7-0-0)

In Favor: Costello, DuCharme Conboy, Hayes, Kane, Liera, Merten, Thorsen

Oppose: 0

Abstain: 0

Motion Passes

**Subcommittee Motion: The DPR Chairman will send a letter to the Applicant and SD City Project Manager encouraging:**

1. Retaining the Star Pine (in sewer easement),
2. Substituting required street light with low level ( $\leq 3$  ft) pedestrian oriented lighting.

4. Chairman Crisafi returned to Meeting Room.

## 5. FINAL REVIEW

Project Name: **FRIEDMAN RESIDENCE**  
6318 Muirlands Dr. Permits: CDP  
Project #: JO#00-0000/179867 DPM: Michelle Sokolowski 619-446-5278  
MSokolowski@sandiego.gov  
Zone: RS-1-2 Applicant: Brad Golba 949-645-5854  
email@customarchitecture.com

### Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 6,904 square foot single family residence on a 0.35-acre site in the RS-1-2 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), the Coastal Height Limit Overlay Zone. Council District 1. This project is undergoing environmental review.

**Subcommittee Motion: Findings can not be made for Coastal Development Permit and to demolish existing house, and construct a 6,904 sq ft SF residence, and to deny the project, as it does not comply with the La Jolla Community Plan with regards to: Community Character, Visual Resources & Open Space, which is the adjacent open space known as “Blue Bird Canyon”, a City recognized and dedicated Open Space.**

**1). Under the LJ Community plan, Community Character pg 90**

a) good design & visual harmony transitions between new & existing structures.

a.1.) Bulk & Scale – with regard to surrounding structures or land form conditions as viewed from public right-of-way and from Parks and Open Space.

a.7.) Public and physical access as identified in Figure 9 “Identified Public Vantage Point”.

**2. Under the LJ Community plan, Visual Resources pg 57**

2. i) Where new development is proposed adjacent to a park or open space, reduce the perceived bulk & scale of the proposed structure through articulation of the facades facing the park or open space land, and by utilization of facades materials that blend with the landscape.

(Crisafi/Liera 8-0-0)

**In Favor: Costello, Crisafi, DuCharme Conboy, Hayes, Kane, Liera, Merten, Thorsen**

**Oppose: 0**

**Abstain: 0**

**Motion Passes**

## 6. FINAL REVIEW

Project Name: **PAPERIN /VILLA DEL TEATRO RESIDENCE**  
6540 El Camino del Teatro Permits: CDP  
Project #: PO#221392 DPM: Morris Dye 619-446-5201  
mdye@sandiego.gov  
Zone: RS-1-4 Applicant: Tim Martin 760-729-3470  
tim@martinarchitecture.com

### Scope of Work:

(Process 2) Coastal Development Permit to demolish an existing residence and construct a 5,425 square foot single family residence on a 0.33-acre site in the RS-1-4 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone. Council District 1.

**Subcommittee Motion: Findings can be made for Coastal Development Permit to demolish existing house, and construct a 5,425 sq ft SF residence.**

(Merten/Kane 7-0-0)

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

**Oppose: 0**

**Abstain: 0**

**Motion Passes**

**Subcommittee Motion:** The DPR Chairman will send a letter to the DSD SD City Project Manager requesting that the street light in front of 6540 El Camino del Teatro not be required. There are no other street lights in the neighborhood and this lighting would be inconsistent with the Community Plan. This request should apply to other similar neighborhoods.

(Merten/Kane 7-0-0)

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

**Oppose:** 0

**Abstain:** 0

**Motion Passes**

**12/21/2010 Present:** Costello, Crisafi (Chairman), Frangos, Gaenzle, Kane, Thorsen

## **7. FINAL REVIEW**

Project Name: **THE HERITAGE ON IVANHOE**

	7720 Ivanhoe Ave.	Permits:	CDP
Project #:	PO#222657	DPM:	Glenn Gargas 619-446-5142 ggargas@sandiego.gov
Zone:	RM-3-7	Applicant:	Diana Scheffler 858-459-0805 diana@jamesalcorn.com

Scope of Work:

(Process 2) Coastal Development Permit to demolish 5 existing residential units with 3 unit to remain and construct 8 residential units for a total of 14 for rent units on a .72 acre site in the RM-3-7 Zone of the La Jolla Community Plan, Coastal Overlay Zone (non-appealable), Coastal Height Limit Overlay Zone, Residential Tandem Parking Zone, Transit Area Zone. Council District 1

**Subcommittee Motion:** Findings can be made for Coastal Development Permit & Site Development Permit to demolish 5 existing residential units with 3 existing cottages to remain (to locate on Ivanhoe) and construct 8 residential units on Flint for a total of 14 units. There will be a minimum of 28 subterranean parking spaces. Photovoltaics will be used for part of the electrical power.

(Kane/Thorsen 6-0-0)

**In Favor:** Costello, Crisafi, Frangos, Graenzle, Kane, Thorsen

**Oppose:** 0

**Abstain:** 0

**Motion Passes**

## **8. PUBLIC DISCUSSION**

- Mike Costello volunteered to draft letter on Bishops library variance request.
- Chair to include review of updated Bishops School Library drawings on Jan 11, 2011 La Jolla Development Permit Review Committee Agenda.