

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

COMMITTEE REPORT
FOR
June 2011

6/14/2011 Present: Collins, Ducharme-Conboy(Chair Pro Tem), Costello,
Gaenzle, Hayes, Kane, Thorsen, (Benton)

6/21/2011 Present: Collins, Ducharme-Conboy (Chair Pro Tem), Costello,
Kane, Thorsen , (Benton)

2. PUBLIC DISCUSSION

6/14/11 Costello mentioned that MTV has a film production at 5212 Chelsea. They have been very disruptive to the neighborhood and inconsistent with R-1 Zoning.

3. FINAL REVIEW

Project Name: **MANZANITA COTTAGE**

| | | |
|----------------------|------------|---|
| 1327 Coast Boulevard | Permits: | CDP |
| Project #: PO#234640 | DPM: | Glenn Gargas 619-446-5142 ggargas@sandiego.gov |
| Zone: RS-1-7 | Applicant: | Casey Tosti 760-729-3470 |

Scope of Work:

(Process 3) Coastal Development Permit for a lot line adjustment (between Parcels 1 & 3) and a 370 SF addition to an existing cottage at 1327 Coast Walk in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (appealable), Coastal Height Limit Overlay Zone, First Public Roadway, Parking Impact, Residential Tandem parking, Transit Area. Council District 1.

Subcommittee Motion:

(Hayes/Thorsen 7-0-0) Motion to approve the Coastal Development Permit and for a lot line adjustment at 1327 Coast Walk.

In Favor: Collins, Ducharme-Conboy, Costello, Gaenzle, Hayes, Kane, Thorsen,

Oppose: 0

Abstain: 0

Motion Passes

4. FINAL REVIEW

Project Name: **HERSCHEL MIXED USE LOFTS**

| | | |
|----------------------|------------|--|
| 7844 Herschel Avenue | Permits: | CDP, SDP, Map Waiver |
| Project #: PO#223788 | DPM: | Tim Daly 619-446-5356 tdaly@sandiego.gov |
| Zone: Zone 1 | Applicant: | Kim Cwynar, Di Donato Associates 619-229-4210 |

Scope of Work:

(Process 3) Coastal Development Permit, Site Development Permit & Map Waiver to waive the requirements of a TM to create 6 residential condos and 1 commercial condo by converting a portion of existing commercial space to 3 residential units and 1 commercial unit and construct 3 residential units on a 0.16 acre site at 7844 Herschel Avenue in Zone 1 of LJPDO within the La Jolla Community Plan, Coastal Overlay (nonappealable), Coastal Height Limit, Residential Tandem Parking, Transit Area, Council District 1.

Subcommittee Motion:

(Thorsen/Kane 3-2-0) Motion to approve Coastal Development Permit, Site Development Permit & Map Waiver to create 5 residential condos and 1 commercial unit at 7844 Herschel Ave.

In Favor: DuCharme Conboy, Kane, Thorsen

Oppose: Collins, Costello (asking Applicant to obtain a firmer parking easement)

Abstain: 0

Motion Passes

5. PRELIMINARY REVIEW

Project Name: **THE HAMPTON**

6005 Avenida Cresta

Permits: CDP

Project #: PO #238250

DPM: Sandra Teasley 619-446-5271

steasley@sandiego.gov

Zone: Zone RS-1-7

Applicant: Lauren Jolin, Jonathan Segal Architect

619-955-5397

Scope of Work:

(Process 2) Coastal Development Permit to construct a 3,291 SF single family residence on a vacant 0.12 acre site at 6005 Avenida Cresta in the RS-1-7 Zone within the La Jolla Community Plan, Coastal Overlay (non-appealable), Coastal Height Limit, Parking Impact, Residential Tandem Parking, Transit Area, Council District 1.

Subcommittee Motion:

(Collins/Thorsen 4-1-0) Motion to Merge Preliminary and Final Reviews.

In Favor: Collins, DuCharme Conboy, Kane, Thorsen

Oppose: Costello (to afford neighbors another opportunity to attend a Review)

Abstain: 0

Motion Fails

For FINAL REVIEW:

Applicant asked to return in July to afford neighbors another opportunity to attend a Review.

6. COURTESY REVIEW

Project Name: **366 PLAYA DEL NORTE**

366 Playa Del Norte

Permits: N/A

Project #: N/A

DPM: N/A

Zone: RM-3-7

Applicant: John La Raia, The Barratt Group

760-842-6565 x7115

Scope of Work:

There is an approximately 5,000 sq ft lot which is currently vacant located at 366 Playa Del Norte. The site is zoned to allow 5 units. The applicant is planning on building 3 detached condo townhome units on site – each with their own 2 car garage on the first level and two levels of living space above. Currently all of the units would be accessed from the alley, although previously there was a house on this site and a curb cut for a driveway still exists. The applicant wants to explore the option of using this curb cut to provide a driveway for one of the houses.

Subcommittee Comments:

DuCharme: Driveways in Beach Impact Zone limit 12 ft.

Collins: Is SD City asking for dedication on the alley? Other side of alley is a 2.5 ft dedication.

Kane: If doing driveway from Playa del Norte, soften with landscaping and (turf-crete?).

Members: Generally support project, parking plan, less intensity, “the way LJ should be in-filled”.