



P.O. BOX 889  
• LA JOLLA •  
CALIFORNIA 92038

## LA JOLLA COMMUNITY PLANNING ASSOCIATION

P.O. Box 889 La Jolla CA 92038 858.456.7900 <http://www.LAJOLLACPA.org>  
[Info@LaJollaCPA.org](mailto:Info@LaJollaCPA.org)

Location: La Jolla Recreation Center \* 615 Prospect Street \* 1<sup>st</sup> Thursday of the Month  
**Meeting Begins: 6:30 P.M. November 2<sup>nd</sup>, 2006**

# REGULAR MEETING AGENDA

1. Welcome and Call To Order: **TIM GOLBA** (6:30)
2. Request for Agenda Modifications
3. Approval of August 3rd 2006 Minutes
4. President's Report (6:35)
  - 1.) *CPC update*
  - 2.) *BYLAW UPDATE – Committee Recommendations & Schedule*
  - 3.) *MEMBERSHIP POLICY – vote to suspend application letter*
  - 4.) *Membership Committee – Volunteers for Appointment*
5. Public Comment: Limited to 1½ minutes each for **NON-AGENDA** items only please. (6:40)

*The following committee reports will be heard during public comment, unless otherwise scheduled.*

- La Jolla Park and Rec. Inc.- Chairperson:  
4<sup>th</sup> Wednesday-6:00 P.M.-La Jolla Recreation Center
  - COMPACT- Delegate: **GAIL FORBES**  
4<sup>th</sup> Wednesday-6:30 P.M. – 202 C Street 12<sup>th</sup> floor
  - Bird Rock Community Council- Chairperson: **PENNIE CARLOS**  
BRCC meets 1<sup>st</sup> Tuesday – 6:00 P.M. – *location designated in their monthly newsletter*
  - UCSD Campus Community Planner: **ANU DELOURI** – [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu)
6. **CHANELLE HAWKEN** – Representative for Council President and District 1 Councilman  
Scott Peters (619) 236.6972 [chawken@sandiego.gov](mailto:chawken@sandiego.gov)
  7. **MATT AWBREY** – Rep. for District 2 Councilman Kevin Faulconer (619) 236-6622
  8. City of San Diego Planning Department: **CECILLIA WILLIAMS** – (619) 236-6578  
[CGWilliams@sandiego.gov](mailto:CGWilliams@sandiego.gov)
  9. **BILL ANDERSON** – Director of the City of San Diego Planning Department

10. Treasurer's Report: **LYNNE HAYES**

**11. COMMITTEE REPORTS & CONSENT ITEMS:**

A.) Coastal Development Permit (CDP) Review Committee-Chairperson: **PHIL MERTEN**  
2<sup>nd</sup> & 3<sup>rd</sup> Tuesday-4:00 P.M.-La Jolla Recreation Center

1.) **DIMENSTEIN RESIDENCE** APPROVED at OCTOBER 10<sup>th</sup> meeting by 8-1-1 vote  
845 La Jolla Rancho Road

2.) **LANUTI RESIDENCE** – APPROVED at OCTOBER 10<sup>th</sup> meeting by 10-0-0 vote  
1431 Rodeo Drive

3.) **LITTLE HOTEL BY THE SEA GARDEN** APPROVED at OCT. 10<sup>th</sup> meeting by 7-0-0 vote  
8045 Jenner Street

4.) **STONE RESIDENCE** - APPROVED at OCTOBER 17<sup>th</sup> meeting by 8-1-0 vote  
6089 La Jolla Scenic South

5.) **MCINTOSH RESIDENCE** - APPROVED at OCTOBER 17<sup>th</sup> meeting by 7-0-0 vote  
7256 Dunemere Lane

B.) Planned District Ordinance (PDO)-Chairperson: **CHUCK BERKE**  
1<sup>st</sup> & 3<sup>rd</sup> Monday-4:00 P.M.-La Jolla Recreation Center

**NO ACTION ITEMS THIS MONTH**

C.) La Jolla Shores Permit Review Committee (LJPRC)- Chairperson: **TONY ESPINOZA**  
4<sup>th</sup> Tuesday-4:00 P.M. - La Jolla Recreation Center

1.) **KAJAJI RESIDENCE** – Returned to PRC for re-consideration

D.) Traffic and Transportation (T&T)-Chairperson: **MARK BROIDO**  
4<sup>th</sup> Thursday-4:00 P.M. – La Jolla Recreation Center

E.) La Jolla Coastal Access and Parking Board (LJCAP) – **MARTY McGEE**  
3<sup>rd</sup> Wednesday-8:00 A.M. – La Jolla Town Council Office

12. **TORREY PINES ROAD PROJECT** – Robert Thiele with an update

13. **FIRE STATION 13** – Trip Bennett with an update

14. **ROSELAND AVENUE VACATION** – Pulled for full Trustee Consideration (Tentative – please refer to the final Agenda posted on [www.LaJollaCPA.org](http://www.LaJollaCPA.org) prior to the meeting)

Next meeting **DECEMBER 7<sup>th</sup>, 2006**

**COMING IN DECEMBER:**

- **SALK INSTITUTE** – update on new projects



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[Info@lajollaCPA.org](mailto:Info@lajollaCPA.org)

**Location:** La Jolla Recreation Center \* 615 Prospect Street \* 1<sup>st</sup> Thursday of the Month

**Meeting Begins:** 6:30 P.M.

### **MEETING MINUTES**

05 October 2006

**Trustee Attendance:**

Abrams Merton  
Andrews Metcalf  
Beacham Morton  
Berke Perricone  
Golba Peto  
LaCava Thiele  
Lyon White  
McConkey  
McGee  
Rasmussen (Ex Officio)

**Excused Absentees:**

Marcum

**1. WELCOME AND CALL TO ORDER:**

Mr. Golba / President.

**2. AGENDA MODIFICATIONS:**

Mr. Golba:

Hearing. None. They stand approved.

**3. SEPTEMBER 7, 2006 MINUTES:**

Mr. Golba: Requested the minutes be changed to reflect the Lusardi Project under the LJSRPC report was denied, not approved.

**Motion:** McGee, Beacham. To approve the minutes.

**Vote:** 8-0-1. Minutes approved.

**4. PRESIDENTS REPORT**

Tim Golba:

- 1.) C.P.C. Update. No report.
- 2.) The ERUV appeal. The City Council approved the project.
- 3.) Armstrong Residence. The City Council sent the project back to the Planning Commission and upheld the L.J.C.P.A. appeal.
- 4.) Armstrong Residence. Has not yet been scheduled.

**PUBLIC COMMENT:**

1. Ms. Carlos:  
BRCC Report. The second meeting of the Form Based Coding update is scheduled for October 16<sup>th</sup>, 2006.
2. Ms. Forbes:  
COMPACT is studying a plan to install a high occupancy vehicle lane Highway 5 / 805.
3. Ms. Delouri: (UCSD Campus Planner)  
A public scoping meeting is scheduled for October 24<sup>th</sup>, 2006. The North Campus Housing Project is currently going through an Environmental Review.
4. Ms. Hartman: (CCDC Representative)  
The Downtown by Design tour is scheduled for November 4<sup>th</sup> & 5<sup>th</sup>, 2006 between 8:00 a.m. and 5:00 p.m. For information go to: [www.ccdc.com](http://www.ccdc.com).
5. Mr. Haskins:  
Announced the L.J.C.P.A. had a secret meeting.
6. Mr. Thiele:  
Announced the Scripps Park Project plan is in the La Jolla Public Library for public review.
7. Ms. Forbes:  
Announced the Homeless Steering Committee is scheduled for October 17<sup>th</sup>, 2006.  
  
The La Jolla Town Council Christmas Parade Committee meeting is scheduled for October 24<sup>th</sup>, 2006.
8. Ms. Thorsen:  
Announced a complaint with the membership list and eligibility for voting.
9. Ms. Lightner:  
Announced the status of the ARUV Lawsuit. A meeting is scheduled for October 12<sup>th</sup>, 2006 @ 9:00 a.m.
10. Ms. Coakley:  
Expressed Thank's for donations to "The Map."
11. Mr. Jenkins:  
Announced update on the transformer box on his property.
12. Ms. Fuller:  
Requested a proclamation supporting Ms. Coakley's efforts.
13. Mr. McGee:  
Responded to Mr. Haskin's assertion of a secret meeting. Article 4 of the Bylaws allows non-public meetings for discussions relating to legal issues.
14. Ms. Merryweather:  
Announced the movement for an Independent La Jolla is underway.
15. Mr. Little:  
Requested the Bylaws vote be postponed because of an ineligible member.
16. Ms. Fulks:  
Announced that this Halloween, the Police will be patrolling Bird Rock.

- 17. Mr. Merten:  
Refuted Mr. Little's assertion.
- 18. Ms. Forbes:  
Explained the membership and voting based upon the Bylaws.
- 19. Mr. Wagner:  
Announced La Jolla Access and Parking Board Committee meeting is scheduled for October 12<sup>th</sup>, 2006.

**6. CHANELLE HAWKINS:** District #1 Representative. Announcements.

- 1. Thanked Ms. Coakley for her efforts on "The Map."
- 2. The City Council will have a special meeting of the United Way Homelessness ten year plan for October 24<sup>th</sup>, 2006.
- 3. U.C. Davis is hosting a Toson Down Seminar next week. She will report back next month.
- 4. Thanked the Parking Board for their efforts.

**7. MATT AUBRY:** District #2 Representative.

- 1. No report.

**8. SARA OSBORN:**

Announced a new Community Orientation Workshop (C.O.W.) meeting is scheduled for October 26<sup>th</sup>, 2006 @ 6:00 p.m. at 9192 Topaz Way.

**9. TREASURER'S REPORT:**

Ms. Hayes.	Collected	\$51.50
	Expenditures	<u>\$277.24</u>
	Balance	\$533.90

**10. COMMITTEE REPORTS.**

**A. COASTAL DEVELOPMENT PERMIT COMMITTEE.**

Mr. Merten. No report.

**B. PLANNED DISTRICT ORDINANCE COMMITTEE.**

Mr. Berke.

- 1. 7570 La Jolla Blvd.
- 2. La Jolla Spa, MD.
- 3. Grand Colonial.

Mr. Lyon:

Requested to be recused on item 2.

**Motion:** Andrews, McGee. To approve items 1 & 3.

**Vote:** 16-0-0 items 1 & 3 approved.

**Vote:** 15-0-0 item 2 approved.

**C. LA JOLLA SHORES PERMIT REVIEW COMMITTEE.**

Tony Espinosa. Announced projects reviewed.

- 1. Kafaji Residence:
- 2. Berelowitz Residence:

**Motion:** Mr. Merten. Requested that the Kafaji project be pulled from the Consent.  
The project is pulled and will be scheduled for next month.

**Second:** Mr. Golba.

**Vote:** 14-0-1 motion approved.

Mr. Merten:

Requested to be recused on item 2.

**Motion:** To approve item 2.

**Vote:** 14-0-1 motion approved.

D. TRAFFIC & TRANSPORTATION.

No report.

E. LA JOLLA COASTAL ACCESS & PARKING BOARD.

No report.

**11. SZEKELY RESIDENCE.**

Mr. Golba: The project was pulled from the consent calendar due to a question about noticing.

Mr. Merten: Requested to be recused from the vote.

Applicant: Explained the posting and noticing of the project.

**Motion:** Andrews, Beacham. To approve the project.

**Vote:** 15-0-0 project approved.

**12. ROSEMAN RESIDENCE.**

Mr. Merten: Explained the committee review and vote.

Mr. Engle: Opposes the project.

Mr. Beacham: The L.J.C.P.A. approved the project previously with a condition it be sent back to the C.D.P. Committee which was done.

**Motion:** Merten, LaCava. To approve the project.

Mr. Morton: Requested to be recused from the vote.

**Discussion:**

**Vote:** 12-2-0 project approved.

**Motion:** Abrams, Thiele. Motion to adjourn.

**Vote:** 12-2-0 meeting Adjourned.

Next meeting the first Thursday of November 2<sup>nd</sup>, 2006.

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

**COMMITTEE REPORT of the October 10, 2006 Meeting**

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

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:**

Project Name: **DIMENSTEIN RESIDENCE** Permits: CDP  
845 La Jolla Rancho Road  
Project Number: JO 42-6489 / PTS 103737 DPM: Laura Black 619-446-5112  
LBlack@sandiego.gov  
Zone: RS-1-4 Applicant: Bernie Diaz 619-933-6607  
Zach Dimenstein 858-453-7296  
Zach@southcalrealty.com  
Agent: Michael Jones Architect 619-339-6104  
Mike@MJArchitect.com  
Scope of Work: CDP (Process 2) to construct a 6,556 sq. ft. single family residence on a vacant 16,034 sq. ft. site south of 845 La Jolla Rancho Road.

**MOTION:** (Hayes, Pearson) **FINDINGS CAN BE MADE FOR APPROVAL OF A CDP PERMIT with the condition that the maximum height of the building structure not exceed an elevation of 319.5' AMSL**

**VOTE:** 8/1/1 **Motion Passes (Opposed:** Lightner: Bulk and scale were excessive and the proposed project is not compatible with the surrounding neighborhood.)

Project Name: **LANUTI RESIDENCE** Permits: CDP  
1431 Rodeo Drive  
Project Number: JO 42-6665 / PTS 107381 DPM: Edith Gutierrez 619-446-5320  
EGutierrez@sandiego.gov  
Zone: RS-1-2 Applicant: Bob Ruscin 858-454-5205  
Agent: Laura Ducharme 858.454.5205  
laura@ducharmearch.com  
Scope of Work: CDP (Process 2) to demolish existing residence and construct a 6,867 sq. ft. single family residence on a 22,800 sq. ft. site

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

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

Project Name: **LITTLE HOTEL BY THE SEA GARDEN** Permits:  
8045 Jenner Street  
Project Number: Not Applicable DPM:  
Zone: Zone 5 LJPD Applicant: Terry Underwood 858-729-5380

Scope of Work: Modifications to an existing landscaped / hardscaped garden area between the Little Hotel by the Sea (8045 Jenner St.) and the Terraces Apartment Hotel (915 Coast South)

**MOTION:** (Lightner, Marengo) **RECOMMEND APPROVAL OF THE PROJECT. (It must be noted that City staff should not have required this project to be reviewed by the LJCPA as the project only consists of landscape and hardscape modifications to an existing garden and does not require any discretionary permit.)**

**VOTE:** 7/0/0 **Motion Passes**

**CONTINUED REVIEWS:**

Project Name: **STONE RESIDENCE** Permits: SDP/NUP/ESL  
 6089 La Jolla Scenic Drive South  
 Project Number: JO 42-3833 / 59512; DPM: Jeannette Temple 619-557-7908  
 JTemple@sandiego.gov  
 Zone: RM-1-2 Applicant: Adrain Moon 619-260-8524  
 Agent: F H "Trip" Bennett 858-454-4555  
 TripB@BALaJolla.com  
 Scope of Work: SDP for ESL and NUP for a Guest Quarters to demolish an existing residence and construct a new 12,079 sq. ft. single family residence on a 1.5 acre site.

**Applicant was asked to return with information relating to the biological study of the site.**

Project Name: **KHAZIAN RESIDENCE** Permits: CDP  
 6125 Terryhill Drive  
 Project Number: JO 42-6010 / PTS 95366 DPM: Edith Gutierrez 619-446-5466  
 EGutierrez@sandiego.gov  
 Zone: RS-1-4 Applicant: Edward Delmonte 619-858-2345  
 Topo@CDGI.org  
 CDGI@CDGI.org  
 Scope of Work: CDP (Process 2) to demolish an existing single family residence and construct a 5,891 sq. ft. single family residence on a 10,932 sq. ft. site.

**Applicant was asked to return with additional information relating to gross floor area calculations, brush management mitigation, and required side and rear yard setback determination.**

**PRELIMINARY REVIEWS:**

Project Name: **MCINTOSH RESIDENCE** Permits: CDP  
 7256 Dunemere Drive  
 Project Number: JO 42-6393 / PTS 101987 DPM: Bob Korch 619-446-5229  
 RKorch@sandiego.gov  
 Zone: RS-1-7 Applicant: Bruce Peeling 619-224-8575  
 bpaia@cox.net  
 Scope of Work: CDP (Process 3) to demolish an existing residence and construct a 2 story 2,187 sq. ft. single family residence over a 2-car covered carport on a 3,365 sq. ft. site. Parking Impact. First Public Roadway

**Applicant was asked to return with additional information relating to the possible required dedication of a portion of the site for future street widening.**



**PRELIMINARY REVIEWS:** continued

Project Name: **HANGARTEN RESIDENCE** Permits: CDP  
5726 Bellevue Avenue  
Project Number: JO 42-6414 / PTS 102412 DPM: Edith Gutierrez 619-446-5320  
EGutierrez@sandiego.gov  
Zone: RS-1-7 Applicant: Donnis Eninger 619-260-8524  
Agent: Mark Lee Christopher 619-296-2796  
MChristopher@C-KArchitects.com  
Alex Kacur  
AKacur@C-KArchitects.com  
Scope of Work: CDP (Process 2) to demolish an existing residence and construct a 3,155 sq. ft. single family residence on a 5,348 sq. ft. site.

**Applicant was asked to return with additional information relating to the projects compliance with the required sideyard sloping building envelope, and issues relating to bulk and scale of the project in relation to the existing neighborhood.**

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.

**Applicant was asked to consider developing three dimensional images of the proposed building depicting its relationship to adjacent properties and the articulation of the building envelope to achieve bulk and scale compatability with the existing neighborhood.**

Submitted by: Phil Merten,  
CDP Committee Chair

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

**COMMITTEE REPORT of the October 17, 2006 Meeting**

Page 4

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

**FINAL REVIEWS/ COMMITTEE RECOMMENDATIONS:**

Project Name: **STONE RESIDENCE** Permits: SDP/NUP/ESL  
6089 La Jolla Scenic Drive South  
Project Number: JO 42-3833 / 59512; DPM: Jeannette Temple 619-557-7908  
JTemple@sandiego.gov  
Zone: RM-1-2 Applicant: Adrain Moon 619-260-8524  
Agent: F H "Trip" Bennett 858-454-4555  
TripB@BALaJolla.com  
Scope of Work: SDP for ESL and NUP for a Guest Quarters to demolish an existing residence and construct a new 12,079 sq. ft. single family residence on a 1.5 acre site.

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

**VOTE:** **8/1/0 Motion Passes (Opposed:** Lightner: Excessive grading is required to place the tennis court on the sloping portion of the site. Total for site is 3600 cu. yds of cut and 5950 cu. yds. of fill. Changes the topography at the top of the canyon.

Project Name: **MCINTOSH RESIDENCE** Permits: CDP  
7256 Dunemere Drive  
Project Number: JO 42-6393 / PTS 101987 DPM: Bob Korch 619-446-5229  
RKorch@sandiego.gov  
Zone: RS-1-7 Applicant: Bruce Peeling 619-224-8575  
bpaia@cox.net  
Scope of Work: CDP (Process 3) to demolish an existing residence and construct a 2 story 2,187 sq. ft. single family residence over a 2-car covered carport on a 3,365 sq. ft. site. Parking Impact. First Public Roadway

Original house was 1850 sq. ft. and the proposed is 2187 sq. ft. with carport. The driveway width will be 12.5 ft. and the applicant indicated that the City will allow existing brick pavers to remain and will not require the addition of a sidewalk.

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

**VOTE:** **7/0/0 Motion Passes**

**PRELIMINARY REVIEWS:** continued

Project Name: **KHAZIAN RESIDENCE** Permits: CDP  
 6125 Terryhill Drive  
 Project Number: JO 42-6010 / PTS 95366 DPM: Edith Gutierrez 619-446-5466  
 EGutierrez@sandiego.gov  
 Zone: RS-1-4 Applicant: Edward Delmonte 619-858-2345  
 Topo@CDGI.org  
 CDGI@CDGI.org  
 Scope of Work: CDP (Process 2) to demolish an existing single family residence and construct a 5,891 sq. ft. single family residence on a 10,932 sq. ft. site.  
 Description: Project proposes a reduced Zone 1 Brush Management area and off-site Zone 2 Brush Management in privately owned Designated Open Space (La Jolla Community Plan)  
**Applicant was asked to return with additional information (i.e. Biology Report, Brush Management mitigation, and Slope Analysis).**

Project Name: **HANGARTEN RESIDENCE** Permits: CDP  
 5726 Bellevue Avenue  
 Project Number: JO 42-6414 / PTS 102412 DPM: Edith Gutierrez 619-446-5320  
 EGutierrez@sandiego.gov  
 Zone: RS-1-7 Applicant: Donnis Eninger 619-260-8524  
 Agent: Mark Lee Christopher 619-296-2796  
 MChristopher@C-KArchitects.com  
 Alex Kacur  
 AKacur@C-KArchitects.com  
 Scope of Work: CDP (Process 2) to demolish an existing residence and construct a 3,155 sq. ft. single family residence on a 5,348 sq. ft. site.  
**Applicant was asked to return after revised drawings have been submitted to the Development Services Department.**

**PRELIMINARY REVIEWS:** continued

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.

Description: Applicant has brought up driveway to bring height into compliance with the LDC requirements for overall height and the 24-foot envelope for setbacks. In the process lost 1 bedroom and 1 bathroom. Total areas (square feet) for the project now are:

Basement:	1986	– does not contribute to FAR.
1st Floor:	1359	
2nd Floor:	1308	
3rd Floor:	694	
Garage:	475	
Total (FAR):	3836	
Site:	6614	
FAR:	0.58	Allowed: 0.58

Mr. Northrop presented information:

- The original house on the site was 1900 sq. ft.
- Showed pictures of the site and adjacent properties. Described the construction on the surrounding projects.
- Questioned why the project included the demolition of ht existing structure without notice. One of the Board members stated that for a “remodel” it was not necessary for that sort of notification. The project was originally exempted from the CDP permit.

There were no additional comments from the public.

**MOTION:** (Pearson, Collins) **To postpone final review of the project until after revised drawings have been submitted to the City.**

**VOTE:** 7/0/1 **Motion Passes**

**Applicant was asked to return for final review after revised drawings have been submitted to the Development Services Department.**

**PRELIMINARY REVIEWS:** continued

Project Name: **HILLSIDE DRIVE AMENDMENT** Permits:CDP/NDP  
7666 Hillside Drive  
Project Number: JO#42-6110 / PTS 96733 DPM: Glenn Gargas 619-446-5142  
GGargas@sandiego.gov  
Zone: RS -1-5 Applicant: Jorge Palacios 858-569-7377  
JP@JPEng.com  
Scope of Work: CDP/NUP (Process 2) for Environmentally Sensitive Lands to amend CDP/HR 99-1360 to widen a 12' driveway to 19' for a single family residence.

Description: The same driveway off Hillside Drive accesses two parcels. Parcel 3 has granted an easement to Parcel 4 for this access. The owners/builders of the project on Parcel 4 (now under construction) wish to place a second driveway parallel to the existing driveway and lower. That placement still requires a few more legal negotiations/clarifications, but once that is worked out the second lower driveway will require the placement of caissons and a new retaining wall. It also requires an EMRA for intrusion into Hillside Drive's public right of way (78 sq. ft.). The EMRA is a permit condition and is not a part of this application. Parcel 4 abuts ESL as does part of the driveway.

**Applicant will return for a Final Review.**

**INFORMATIONAL ITEM:**

Project Name: Fire Station 13 (Nautilus Street Fire Station):

Trip Bennett provided an informational presentation on the proposed changes to the Fire Station. Approximately 400 sq. ft. will be added to the westerly side of the building. The project will most likely not require a CDP.

Submitted by: Phil Merten, CDP Committee Chair, from notes provided by Sherri Lightner who chaired the later portion of the meeting.

**LA JOLLA COMMUNITY PLANNING ASSOCIATION**  
**La Jolla Shores Permit Review Committee**  
**Agenda, Tuesday, October 24, 2006**  
**4:00 p.m.**  
**La Jolla Recreation Center, 615 Prospect St., La Jolla, CA**

**1. KAJAJI RESIDENCE**

*(PREVIOUSLY REVIEWED JUNE 27<sup>TH</sup>, 2006 & SEPT. 26, 2006)*

PROJECT NUMBER: SDP 91925

TYPE OF STRUCTURE: Single Family Residence

LOCATION: 7758 Via Capri

PLANNER: Edith Gutierrez

Ph: 619.466-5466

Email: [egutierrez@san Diego.gov](mailto:egutierrez@san Diego.gov)

OWNERS REP: Juan Quemado

Ph: 619-921-4433

Email: [juanquemado@yahoo.com](mailto:juanquemado@yahoo.com)

Ray Kafaji

Ph: 619-665-4464

Email: [rkafaji@aol.com](mailto:rkafaji@aol.com)

PROJECT DESCRIPTION: A 4,501 sf second story addition to an existing 2500 sf house plus attached 1,500 sf garage.

Lot Size: 20,100 sq. ft.

Percent of lot covered:

Floor area ratio: .21

Height: 27 ft. proposed

Front yard setback: 10 ft.

Side yard setback: 5 ft.

Percent of green softscape: 35%

Off street parking: Available

NEIGHBORHOOD DESCRIPTION:

NEIGHBORHOOD REVIEW:

ISSUES WITH RESPECT TO THE PDO:

**COMMENTS: Please provide color and material board and neighborhood photos. If applicable, please provide the neighborhood review decision.**