



La Jolla Community Planning Association

Regular Meetings: 1st Thursday of the Month | La Jolla Recreation Center, 615 Prospect Street

Contact Us

Mail: PO Box 889, La Jolla, CA 92038

Web: <http://www.LaJollaCPA.org>

Voicemail: 858.456.7900

Email: info@LaJollaCPA.org

President: Joe LaCava

Vice President: Cindy Greatrex

2nd Vice President: Bob Steck

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

D R A F T AGENDA

Regular Meeting | Thursday, 4 June 2015, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Joe LaCava, President

→ Please turn off or silence mobile devices

→ Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval: 7 May 2015

4.0 Elected Officials – Information Only

4.1 Council District 1 – Council President Sherri Lightner

Rep: **Justin Garver**, 619-236-6611, JGarver@sandiego.gov

4.2 Mayor's Office – Mayor Kevin Faulconer

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sandiego.gov

4.3 39th Senate District – State Senator Marty Block

Rep: **Sarah Fields**, 619-645-3133, Sarah.Fields@sen.ca.gov

4.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov

5.0 President's Report – Information only unless otherwise noted.

5.1 Bylaw Amendment – Status of City Approval

5.2 Whale Watch Way – Appeal Hearing, Planning Commission, result

5.3 HLJH Residence, 820 Rushville – Appeal Hearing, Planning Commission, June 11 (**See #11**)

5.4 Whitney Mixed Use – Appeal Hearing, City Council, date not yet set.

5.5 Mt Soledad Park Question – Responding to Trustee Zimmerman's query.

5.6 Torrey Pines Retaining Wall – Update

5.7 Short-Term Vacation Rental – Smart Growth & Land Use Committee Hearing, May 29th

5.8 **Ad Hoc Committee on Residential Single-Family (RS) Zoning – Ratify Appointments**

Appoint: Diane Kane, Angeles Leira, Jim Ragsdale, Sharon Wampler. Others may be added.

Scope:

* To conduct work sessions open to the public

* To invite the public and the industry to participate to ensure robust discussion

* To build community consensus on any proposed zoning or community plan changes

* To compare homes built under categorical exemption (51% rule) versus those under CDPs

* To consider reconciling generic zoning regulations with the La Jolla Community Plan

* To consider amending categorical exemption for coastal development permits

5.9 **Community Joint Boards and Committees – Ratify appointments by Parent Organizations (attached)**

6.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

6.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sandiego.gov

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/>

7.0 Trustee Comment

Opportunity for trustees to comment on matters not on the agenda, 2 minutes or less.

8.0 Officers' Reports

8.1 Treasurer

8.2 Secretary

9.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

9.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

9.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html>

10.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm

DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm

PRC – La Jolla Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm

T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

→ See Committee minutes and/or agenda for description of projects, deliberations, and vote.

→ Anyone may request a consent item be pulled for full discussion by the LJCPA.

→ Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.

T&T – No meeting in May

10.1 Jooste Wines, 5621 La Jolla Boulevard

PDO Recommendation: Project meets PDO requirements. 6-0-0.

10.2 401-403-405 Nautilus TM, 401, 403, and 405 Nautilus Street

DPR Recommendation: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. 4-1-3.

10.3 Hudson Residence, 6435 Camino De La Costa

DPR Recommendation: Finding CAN be made that the proposed project conforms to the La Jolla Community Plan and that approval is recommended of the Coastal Development permit

to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costas. 4-1-1.

10.4 Cottages at 8010, 8010 La Jolla Shores Drive

PRC Recommendation: Findings can be made for a CDP and SDP to demolish 3 dwelling units with detached garages and construct 6 total residential units with garages (two 1,633 sq. ft. units, two 1,569 sq. ft units, and two 1,417 sq. ft. units) on a 12,107 sq. ft. lot located in the MF-1 zone of the La Jolla Shores Planned District, at 8010 La Jolla Shores Drive. 6-0-0.

10.5 Colony Hill Emergency Slope Repair, 7525 Caminito Avola

PRC Recommendation: Findings can be made for a CDP and SDP for emergency repair of 0.03 acres of failed slope on a vacant HOA lot. 5-1-0.

10.6 8389 El Paseo Grande CDP/SDP

PRC Recommendation: Findings can be made for a CDP and SDP to demolish an existing residence, and construct a new 5,499 sq. ft. two-story single family residence with attached garage on an 8,613 sq. ft. property in the Single Family Residence Zone of the La Jolla Shores Planned District, Coastal (non- appealable) Overlay Zone , Coastal Height Limit, *with the proviso that the street trees must conform to the public view corridor requirement.* 6-0-1.

10.7 T-Mobile Rose Canyon, 7660 Gilman Court

PRC Recommendation: Findings can be made for issuance of a Neighborhood Use Permit (NUP) and Site Development Permit (SDP) to install a faux shrub to screen existing wireless telecommunication antennas mounted on a 15 foot pole. 6-0-1.

The following agenda items, when marked "Action Item," can be a *de novo* consideration of the Item.
Prior actions by committees/boards are listed for information only.

11.0 HLJH Residence, 820 Rushville – Action Item

Consider a re-vote of the previous "Consent Agenda" action in light of Development Permit Review Committee's amendment of the minutes of their December 2014 action. Furthermore, to consider what action LJCPA should take at the June 11th Planning Commission appeal hearing.

A Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage.

DPR (May '15): Corrected the minutes of Dec 2014 hearing with motion now reading:

"Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and detached accessory structure and construct a 3,007 sq ft, 2-story single family residence with an 458 sq ft attached garage at 820 Rushville St."

See http://www.lajollacpa.org/minutes/dpr14_12report.pdf

See also http://www.lajollacpa.org/minutes/ljcpa15_0105min.pdf (Item 10.3)

DPR (May '15): Amended minutes of Dec '14. 5-0-1.

LJCPA (Jan '15): Motion to accept DPR recommendation on consent. 11-0-1.

DPR (Dec '14): Findings cannot be made. 5-4.

12.0 1111 Prospect Street PDP, 1111 Prospect Street – Action Item

Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to permit 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone.

(Source: Notice of Application)

DPR (May '15): Findings CAN be made that the proposed project to grant a Deviation from Table 159-03A of the SDMC is recommended and conforms to the La Jolla Community Plan provided the maximum gross floor area of office space at the ground floor is limited to 35%, including the prorated portion of the common area. 3-2-1.

13.0 Climate Action Plan – Action Item (Rescheduled to July 2, 2015 meeting)

Continuation of discussion regarding the City of San Diego's Climate Action Plan. Presented by the Climate Action Campaign.

See <http://www.sandiego.gov/planning/genplan/cap/index.shtml>

14.0 Shahbaz Residence EOT, 6412 Avenida Manana – Action Item

Coastal Development Permit (CDP) and Site Development Permit (SDP) to demolish an existing 3,869-square foot residence and construct a new, 7,884-square-foot, 2-story, residence (including garage) on a 0.57-acre site. The site is located at 6412 Avenida Manana (APN No. 351-681-05-00; Lot 17 of Muirlands Map No. 3894), south of Nautilus Street and west of Avenida Wilfredo. The site is in the RS-1-5 Zone and the Coastal (non-appealable area), the Coastal Height Limit, the Residential Tandem Parking, and Transit Area Overlay Zones.

DPR (May '15): DPR Recommendation: Findings CANNOT be made that the proposed Extension of Time may be approved due to changed circumstances per 126.0111.g.2, as follows: Adjacent new similar construction in the neighborhood is inconsistent with the character, rhythm, scale, style, and size of the existing neighborhood making this project also inconsistent with the Local Coastal Program. The changes in scale are now in sufficient quantity that the character of the neighborhood is affected. The section of the La Jolla Community Plan relating to this change is Policy 2.b, on page 84: "The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order to avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures." 3-2-1.

15.0 Adjourn to next LJCPA Meeting, **Thursday, July 2nd, 6:00 pm**

Trustees: Please confirm your attendance to ensure a quorum.



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D R A F T AGENDA

Regular Meeting | Thursday, 7 May 2015, 6:00 pm

Trustees present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Mike Costello, Dolores Donovan, Janie Emerson, Jim Fitzgerald, Cindy Greatrex, Joe LaCava, David Little, Alex Outwater, Jim Ragsdale, Glen Rasmussen, Brian Will, Fran Zimmerman

Trustees absent: Bob Steck, Ray Weiss

1.0 Welcome and Call To Order at 6:02 PM by Joe LaCava, President

He asked that those present turn off their cellular phones and announced that the meeting was being recorded in audio by the LJCPA and video by a person who does not want to identify himself.

2.0 Adopt the Agenda

Approved Motion: To adopt the agenda as posted (Emerson, Donovan: 14-0-0)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, LaCava, Little, Outwater, Ragsdale, Will

3.0 Swearing In Newly Elected Trustee –President LaCava swore in newly elected trustee Glen Rasmussen.

4.0 Meeting Minutes Review and Approval: 2 April 2015

Approved Motion: To approve the minutes as distributed (Ragsdale, Fitzgerald: 14-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Outwater, Ragsdale, Rasmussen, Will

Abstain: LaCava

5.0 Elected Officials – Information Only

5.1 Council District 1 – Council President Sherri Lightner,

Rep: **Justin Garver**, 619-236-6611, JGarver@sanidiego.gov reported that public meetings with respect to the Mayor’s fiscal 2016 budget proposal were ongoing, concluding with one on Monday, May 11 at 6 pm. The Children’s Pool Lifeguard Station construction will restart on June 1. Park and Rec Dept. will present amendments to their Capital Improvements Program at the City Council 2 pm meeting on Tuesday, May 12; these include funding for the Cove Pavilion and Coast Blvd. Walkway improvements at the Children’s Pool.

5.2 Mayor’s Office – Mayor Kevin Faulconer,

Rep: **Francis Barraza**, 619-533-6397, FBarraza@sanidiego.gov was not present.

5.3 39th Senate District – State Senator Marty Block

Rep: _____, 619-645-3133. No representative present.

5.4 78th Assembly District – Speaker of the Assembly Toni Atkins

Rep: **Toni Duran**, 619-645-3090, Toni.Duran@asm.ca.gov was not present.

6.0 Non-Agenda Comment

Opportunity for public to speak on matters not on the agenda, 2 minutes or less.

6.1 City of San Diego – Community Planner: Karen Bucey, KBucey@sanidiego.gov was not present.

6.2 UCSD - Planner: Anu Delouri, adelouri@ucsd.edu, <http://commplan.ucsd.edu/> was not present and attendees were referred to the website.

6.3 Others

David Haney complained that the City was issuing permits for mini-cellphone towers (DAS) via Process One and residents did not have an opportunity to weigh in on them. He is opposed to the one being installed by his La Jolla residence due to microwave radiation.

John Malugen, representing San Diegans for Clean Elections, presented a proposal for public funding of elections that would cost \$6.00/year/resident. [sdcleanelections.org]

7.0 Trustee Comment

Trustee Emerson announced that the City Council rehearing for the One Paseo project would be held on Monday, May 18.

Trustee Zimmerman recounted an article in the La Jolla Village News which stated that the executive director of the Mount Soledad Memorial Association was “just about ready to own our memorial. We’re almost in a position to begin negotiating with the city to have control of the entire park. . . .” She asked what we could do to find out more. **President LaCava** stated that this was just a proposal and it had been proposed before. He will ask LJ Parks and Beaches for information on the subject.

Trustee Little referred to **David Haney’s** presentation and cited pending possible amendments to the SDMC to agree with the federal law which could cause us to violate the 30’ height limit and side yard setbacks. He challenged **President LaCava’s** handling of various appeals. **President LaCava** stated that the bylaws had been amended to allow the “automatic” appeal without LJCPA ratification when the deadline for appeal does not allow for timely consideration by the LJCPA trustees.

8.0 Officers’ Reports

8.1 Treasurer Jim Fitzgerald thanked the public for its generous contributions which augment the current city yearly allowance to the LJCPA of \$500.00 and passed around the new collection box which had been produced by **Tim Golba**.

Beginning Balance as of 04/01/2015	\$ 353.42	\$ 353.42
Income:		
Collections: April 2nd Meeting	\$ 153.00	
CD	0.00	
	<hr/>	
Total Income	\$ 153.00	\$ 153.00
Expenses:		
Agenda printing	\$ 69.95	
AT&T Telephone	73.04	
Wells Fargo Check Printing	44.54	
	<hr/>	
Total Expenses:	\$ 187.53	(\$ 187.53)
Ending Balance as of 04/30/2015		\$ 318.90

8.2 Secretary

Trustee Boyden stated that if you want your attendance recorded today, you should sign in at the back of the room. There are three sign-in lists: white ones for LJCPA members and government representatives and a yellow one for guests.

LJCPA is a membership organization open to La Jolla residents, property owners and local business owners at least 18 years of age. Eligible visitors wishing to join the LJCPA need to submit an application, copies of which are available at the sign-in table or on-line at the LJCPA website: www.lajollacpa.org/. We encourage you to join so that you can vote in the Trustee elections and at the Annual Meeting in March.

You are entitled to attend without signing in, but only by providing proof of attendance can you maintain membership or become eligible for election as a trustee. You may document your attendance by signing in at the back, providing the Secretary before the end of the meeting a piece of paper with your printed full name, signature and a statement that you want your attendance recorded, or providing independently verifiable proof of attendance.

You can become a Member after attending one meeting and must maintain your membership by attending one meeting per year. To qualify as a candidate in an election to become a Trustee, a Member must have documented attendance at three LJCPA meetings in the preceding 12-month period. Please note that members who failed to attend a meeting between March of 2014 and February 2015 (and similar for all time periods) have let their membership lapse and will need to submit another application to be reinstated.

9.0 President's Report – Information only unless otherwise noted.

9.1 Bylaw Amendment – The City is still in the process of reviewing the bylaws changes passed at the March membership meeting.

9.2 HLJH Residence, 820 Rushville – The LJCPA filed a timely appeal, but it was withdrawn by **President LaCava** to remedy a complaint filed by the applicant. Another party also filed an appeal. **President LaCava** had consulted with others and it was felt that if the LJCPA did not withdraw, the appeal hearing would center on this controversy instead of the project. He stated that he would represent the LJCPA at the appeal hearing. In response to **Trustee Little**, it was stated that it was too late to file another appeal. The irregularity centered on language in the DPR motion, which the LJCPA accepted on consent. **Trustee Costello** asked that what went wrong could be documented so that a similar situation could be avoided in the future. **Ed Comartin** and neighbor **Judy Swain** then criticized **President LaCava** (who had already indicated his intention to attend and present the LJCPA position) for abandoning the neighbors' and the LJCPA's opposition to the project. **Trustee Outwater** stated that the matter had been handled in a transparent manner. **John Berol** noted that it could be stated at the hearing that the LJCPA had voted to appeal. **President LaCava** said the case against the project could be strengthened by attendance of those opposed to the project at the PC hearing scheduled for June 11.

9.3 Whale Watch Way – Appeal Hearing, Planning Commission, May 14. Community attendance and support would be advantageous to the LJCPA opposition to the project.

9.4 Whitney Mixed Use – Planning Commission denied the appeal and approved the project but required the third story east side setback be increased to lessen the effect on the neighbor. The LJCPA has appealed the environmental document to the City Council based on action taken at the December 2014 LJCPA meeting and the LJCPA by-laws.

9.5 Short-Term Vacation Rental – Smart Growth & Land Use Committee Hearing was extended to May 29th due to many speakers on the subject.

9.6 Appointments to Community Joint Committees and Boards – Action Item

Approved Motion: To ratify the President's recommendations as amended by moving Trustee Zimmerman from the T&T Committee to the LJ PDO Committee (Emerson, Greatrex: 15-0-1)

(see attached)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Outwater, Ragsdale, Rasmussen, Will, Zimmerman

Abstain: LaCava

10.0 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

10.1 Community Planners Committee <http://www.sandiego.gov/planning/community/cpc/index.shtml>

President LaCava stated the CPC was considering the SDMC changed referred to by **Trustee Little** which would allow existing wireless antennas to be modified to a certain extent in height or width by a Process One permit to conform with federal law.

(See <http://www.sandiego.gov/planning/community/pdf/cpc/agendas/2015/spectrumact.pdf>)

Any “stealth” (e.g. fake tree) would have to be replaced by similar. Additionally, the City’s position is that wireless installations with a ten-year CUP would have to go through the entire permitting process when the ten years was up. The installation referred to by **David Haney**, a Distributed Antenna Systems, is a Process One permit. These are 2’ by 4’ boxes, usually installed on light poles a few hundred feet apart, and were developed in response to expressed community desire for less conspicuous antennas, possibly emitting less radiation.

10.2 Coastal Access & Parking Board <http://www.lajollacpa.org/cap.html> --no report.

11.0 Consent Agenda – Action Item

The public is encouraged to attend and participate in Community Joint Committee & Board meetings before the item/project is considered by the LJCPA.

PDO – Planned District Ordinance Committee, Chair Ione Stiegler, 2nd Mon, 4:00 pm
DPR – Development Permit Review Committee, Chair Paul Benton, 2nd & 3rd Tues, 4:00 pm
PRC – La Jolla Shores Permit Review Committee, Interim Chair Phil Merten, 4th Tues, 4:00 pm
T&T – Traffic & Transportation Board, Chair Todd Lesser, 4th Thurs, 4:00 pm

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and boards in a single vote with no presentation or debate. It is not a decision regarding the item but a decision whether to accept the recommendation of the committee/board as the recommendation of the LJCPA. The public may comment on consent items.

- **See Committee minutes and/or agenda for description of projects, deliberations, and vote.**
- **Anyone may request a consent item be pulled for full discussion by the LJCPA.**
- **Items “pulled” from Consent Agenda are automatically trailed to the next LJCPA meeting.**

PDO & PRC – No recommendations to LJCPA this month

11.1 Tyrian Residences, 6752-6762 Tyrian Street

DPR Recommendation: Findings can be made for a Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq ft residence; remodel and add 762 sq ft to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St. 6-0-1.

11.2 Herschel Triplex, 7569 Herschel Avenue

DPR Recommendation: Findings can be made for a Coastal Development Permit to demolish 1 dwelling unit with detached garage and construct a three unit 'for rent' multi-family dwelling unit building at 7569 Herschel Ave. 6-0-1.

11.3 Tasende Gallery, 820 Prospect

DPR Recommendation: Motion to deny as findings cannot be made for a Coastal Development Permit to remodel the existing mixed use building to include restaurant use and residential addition. The use and location are not consistent with the Community Plan. The plans lack specificity of use and mitigation of noise, parking, odors. The impact of use and the intensity of use not consistent with the established residential use of the area. 5-1-1.

11.4 Altman Residence, 9696 La Jolla Farms Road

DPR Recommendation: Findings can be made for a Site Development Permit & Coastal Development Permit to Amend CDP/SCR to demolish existing accessory structure & construct a detached guest house, garage and storage structure at 9696 La Jolla Farms Rd. 6-0-1.

11.5 End of Summer Fire Run (Aug 23rd, Street closures, LJ to PB via La Jolla Blvd)

T&T Recommendation: Recommend Approval. 6-0.

11.6 La Jolla Half Marathon (Apr 26th, Street closures)

T&T Recommendation: Recommend Approval. 6-0.

11.7 Sidewalk Expansion and Extension (Ave de la Playa at El Paseo Grande)

T&T Recommendation: Recommend Approval. 6-0.

No items were pulled from the consent agenda.

Approved Motion: To accept the recommendations of the DPR Committee for: 11.1 Tyrian Residences, 6752-6762 Tyrian Street that the findings can be made for a Coastal Development Permit, Map Waiver & Site Development Permit for deviations to construct one 1,461 sq ft residence; remodel and add 762 sq ft to an existing residence; and one existing residence to remain for a total of three residential condominiums at 6752-6762 Tyrian St.; for 11.2 Herschel Triplex, 7569 Herschel Avenue that the findings can be made for a Coastal Development Permit to demolish 1 dwelling unit with detached garage and construct a three unit 'for rent' multi-family dwelling unit building at 7569 Herschel Ave.; *11.3 Tasende Gallery, 820 Prospect that the findings cannot be made for a Coastal Development Permit to remodel the existing mixed use building to include restaurant use and residential addition. The use and location are not consistent with the Community Plan. The plans lack specificity of use and mitigation of noise, parking, odors. The impact of use and the intensity of use not consistent with the established residential use of the area; and 11.4 Altman Residence, 9696 La Jolla Farms Road that the findings can be made for a Site Development Permit & Coastal Development Permit to Amend CDP/SCR to demolish existing accessory structure & construct a detached guest house, garage and storage structure at 9696 La Jolla Farms Rd. and to accept the recommendations of the T&T Committee recommending the approval of 11.5 End of Summer Fire Run (Aug 23rd, Street closures, LJ to PB via La Jolla Blvd); and recommending approval of 11.6 La Jolla Half Marathon (Apr 26th, Street closures) and recommending approval of 11.7 Sidewalk Expansion and Extension (Ave de la Playa at El Paseo Grande) and forward the recommendations to the City. (Collins, Fitzgerald: 15-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Outwater, Ragsdale, Rasmussen, Will, Zimmerman
Abstain: LaCava

***With respect to item 11.3, the chair stated that the applicant told him that a restaurant was no longer planned for the project, but this had not been formally presented to the LJCPA.**

12.0 Torrey Pines Slope Restoration, Torrey Pines Road (southside) westerly of Roseland Dr – Action Item

Site Development Permit (SDP) for the reconstruction of a sloughing slope and replacement of the existing gunite retaining wall with a new retaining wall. The new wall would be approximately 335 foot long and would have a simulated boulderscape face and would vary in height from 13 feet to 25 feet. The top of the new wall would have 44-inch high posts and cable safety railings with a concrete brow ditch immediately behind the wall. Jason Guise, Project Manager, City of San Diego.

City (Oct '13) – Issued Notice of Right to Appeal Environmental Determination

Presentation by **Jason Guise** and **Bill Mercer** included color renderings with comparison to what is there now and color line drawings of affected properties on TPR between Little and Roseland streets. The project is fully funded and is at the 90% design phase. The project site has two or more sections of existing degraded gunite which will be replaced by a soil nail wall with a "natural" finish and secured by 30' nails into the hillside for which the City will get easements from property owners on the streets above. The wall will slope at approximately 15 degrees. The City owns the property the wall will be built on, but the presenters did not know how far in from the roadway the City property went. The project does not include a sidewalk, the purview of which is the TPR corridor project. Vines are projected to grow up the wall. The City determined that the project is categorically exempt from CEQA, likely because it is replacing an existing structure. They would like to start construction later this year and finish by the end of 2016 and expect to keep two lanes of traffic open in each direction during construction.

Some of the above description came in response to queries from: **Trustees Boyden, Outwater, Rasmussen, Ragsdale.**

Don Schmidt and several trustees criticized the City for not presenting to the subcommittees first; it was a matter of cost the presenters said. **Phil Merten** had e-mailed trustees with an analysis quoting the SDMC requiring several levels of stepback for tall retaining walls. **Trustee Costello** also stated that the City should follow its own rules. **Trustees Emerson, Brady, Zimmerman** criticized the appearance of the walls as creating an ugly structure in a major entrance to La Jolla.

Trustees Little and Fitzgerald likened the walls to CalTrans freeway walls which may create an echo chamber with vehicle noise bouncing off the walls.

Trustee Outwater summarized saying objections included: 1) need for more information; 2) lack of visual appeal; 3) need to step back the walls. **Trustee Rasmussen** questioned whether stepping back was feasible. **President LaCava** questioned whether the SDMC had different requirement for sloped walls.

Approved Motion: The project does not conform to the SDMC regulations for retaining walls and is not aesthetically pleasing in this highly visible location. Please redesign the project to address these issues and return to the LJCPA subcommittees with a complete set of plans. (Little, Zimmerman: 15-0-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Outwater, Ragsdale, Rasmussen, Will, Zimmerman
Abstain: LaCava

13.0 Climate Action Plan – Action Item

Update on draft City of San Diego’s Climate Action Plan presented by the Climate Action Campaign.
See <http://www.sandiego.gov/planning/genplan/cap/index.shtml>

Brian Elliott of the CAC presented the salient points of the Climate Action Plan as modified by Mayor Faulconer. 1) With respect to transportation—how do we change from a car-based city to a multi-modal city, moving in incremental steps using smart growth and planning, with community involvement at every step. One of the goals is to reduce car-based commuting to 50%. 2) Establishing a goal of 100% of clean renewable energy by 2035, citing the community choice aggregation as used in Marin and Sonoma Counties. He asked the LJCPA to write a letter to the board and City Council members in support of the Climate Action Plan without watering it down.

In response to **John Berol** it was stated that we were not eliminating SDG&E; we still need to use their transmission lines and perhaps SDG&E would be encouraged to seek more clean renewable energy,

Don Schmidt stated that there was no money for transit. **President LaCava** stated that there was \$200 billion available through SANDAG if the City of San Diego would use their 40% of the vote to go after it instead of pushing for more freeways, and if the CAP passes the City would have to.

Pat Granger stated she found Park and Rides helpful and wanted more.

Trustee Fitzgerald wanted to see cost/benefit analysis required.

Trustee Ahern inquired about opposition to the plan. One response was that people became supportive when they learned details. It was noted that the revised plan no longer requires additional energy retrofits by homeowners upon sale of property or that the requirement that 100% of the clean renewable energy come from CCAs.

Trustee Little feared a reduced standard of living from likely increased density.

Trustee Costello added concerns over conversion of desert/mountain land to solar/wind. He wants more information. Plan is available at website above.

Trustees Outwater and Ragsdale also commented.

Approved Motion: Bring back the item next month so that trustees will have an opportunity to study the plan more thoroughly: (Outwater, Donovan: 14-1-1)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Outwater, Ragsdale, Rasmussen, Will, Zimmerman

Opposed: Little

Abstain: LaCava

14.0 Residential Development Regulations – Information Item

Presentation by private residents in Bird Rock on how current regulations and categorically exempt projects affect the character of single family neighborhoods.

Bird Rock residents **Dr. Sharon Wampler** and **Dana Williams** presented, saying that developers (citing as an example one that has purchased about 10 houses in Bird Rock and Pacific Beach alone) purchase a home with an eye to maximizing the development potential using the 51% categorical exemption rule to avoid going through the CDP process and then flip the property resulting in McMansions. They presented examples. They noted that Los Angeles has passed a moratorium on this type of activity in 20 neighborhoods in response to the Beverly Grove Alliance. There have been proposals in the past (1997) to limit Categorical Exemptions for CDPs to less than the otherwise allowable heights and FARs and requiring second story setbacks, but they have stalled at the Coastal Commission. They cite a misalignment between the SDMC and community plans. The presenters suggested implementing something specific to La Jolla, refining the codes, revisiting design review, establishing setbacks and limiting FARs in these instances. They have contacted the City. They suggested writing a letter to the City stressing this is an important issue and perhaps establishing a subcommittee to make a recommendation to the City.

Don Schmidt cited the problems with the City not evaluating the 10% Categorical Exemptions for properties located between the ocean and the first public roadway.

Trustees Zimmerman, Outwater, Ragsdale, and **Donovan** commented, the latter citing analogies with the La Jolla Shores PDO. **Trustee Little** stated that Categorical Exemptions were not going away, but that they needed to be reined in. **Trustee Brady** noted that this was not an action item, the reply being that establishing a subcommittee was an administrative action and did not need "action" notice.

President LaCava suggested that any subcommittee study the differences between properties built under Categorical Exemptions and those approved for CDPs by the LJCPA. The LJCPA proposal to fund a study of the LJSPDO was not included in the Mayor's budget. It takes special funding to make any changes to the SDMC that are not "corrections." The strong mayor plan makes it more difficult to make such changes. **Trustee Emerson** suggested that a representative from the Shores be on the committee.

Approved Motion: To form a subcommittee for the purpose of recommending SDMC changes to the City that would: 1) Revise the use of Categorical Exemptions in remodels, particularly single family residence remodels and 2) Effect SDMC changes that place single family remodels and new single family construction to be more closely aligned with the La Jolla Community Plan and the community character of La Jolla with respect to bulk and scale. (Little, Costello: 14-0-2)

In favor: Ahern, Boyden, Collins, Costello, Donovan, Emerson, Fitzgerald, Greatrex, Little, Outwater, Ragsdale, Rasmussen, Will, Zimmerman
Abstain: LaCava (Chair), Brady (felt it should have been noticed as an action item)

15.0 Resolution regarding the City Council's approval of One Paseo.

Trustee Emerson recused and left the room until the close of the meeting.

Jeff Powers representing Protect San Diego Neighborhoods presented a draft resolution modified from that shown last month.

Ray Ellis, a member of the **Del Mar Mesa Planning Group** which opposed One Paseo, and **Tom Mullaney** from Mission Hills spoke in support of the resolution.

Approved Motion: To forward to the City Council the resolution, presented and corrected for consistency today, with respect to the important role of Community Planning Groups, and urging the Council to reconsider its approval of the One Paseo project. (Fitzgerald, Costello: 14-0-1) (see attached)

In favor: Ahern, Boyden, Brady, Collins, Costello, Donovan, Fitzgerald, Greatrex, Little, Outwater, Ragsdale, Rasmussen, Will, Zimmerman
Abstain: LaCava
Recused: Emerson

16.0 Adjourned at 8:55 PM to the next LJCPA Meeting, Thursday, June 4, 6:00 pm

Agenda Item 9.6

La Jolla Community Planning Association Committee Appointments | 2015 – 2016 Ratified May 7, 2015

Development Permit Review

1. Paul Benton
2. Mike Costello
3. Robert Mapes
4. Jim Ragsdale
5. Brian Will

Planned District Ordinance

1. Jim Fitzgerald
2. Peter Ovanesoff
3. Fran Zimmerman

La Jolla Shores Permit Review Committee

1. Laura DuCharme Conboy
2. Tony Crisafi
3. Bob Steck

Traffic & Transportation Board

1. Tom Brady
2. Dave Abrams

Community Planners Committee

1. Joe LaCava
2. Cindy Greatrex, Alternate

La Jolla Coastal Access & Parking Board

1. Glen Rasmussen
2. Tom Brady
3. Ray Weiss

Agenda Item 15.0

Approved Motion: To forward to the City Council the resolution, presented and corrected for consistency today, with respect to the important role of Community Planning Groups, and urging the Council to reconsider its approval of the One Paseo project. (Fitzgerald, Costello: 14-0-1)

WHEREAS, San Diego City Council Policy 600-24 establishes the important role of community plans and community planning boards in the City of San Diego's planning and land use review process.

BE IT RESOLVED, the La Jolla Community Planning Association hereby expresses our concern that the City Council's approval of One Paseo threatens the integrity of the City of San Diego's entire community planning process, its community plans and its community planning boards; and

BE IT FURTHER RESOLVED, the La Jolla Community Planning Association urges the San Diego City Council to reconsider its approval of One Paseo in light of the potential precedent-setting impact of this approval.

La Jolla Planned District Ordinance Committee

Chair: Ione R. Stiegler, FAIA

DRAFT MINUTES – MONDAY, May 11, 2015 4:00 PM, La Jolla Recreation Center, 615 Prospect Street, Room 1

Present: Ovanessoff, Fitzgerald, Dershowitz, Van Galder, Pitrofsky, Marengo, Zimmerman

Jim Fitzgerald Temp. Chairperson

Visitors: Endre Bartanyi, David Brocket, Sheila Fortune, Lowell Jooste, Joe Chisitam, Anthony Foster, David Little, Michael Morton, Mike Czajkowski

1. **Public Comment** – Mike Czajkowski spoke to the committee requesting assistance for obtaining a new construction permit for a SFR in the La Jolla Shores area. Fitzgerald offered assistance by providing his contact information so that he can direct Mr. Czajkowski to the La Jolla Shores Permit Review Committee.
2. **Chair Report / Board Discussion**
 - a. Review and Approve March Minutes: Marengo motion to approve, Seconded : Fitzgerald, Vote 3-0-0 (only those who attended last meeting were eligible to vote)
 - b. Issues regarding PDO compliance and means to promote enforcement. Tabled to next meeting.
 1. Committee letter to DSD regarding concerns on approvals/enforcement of the community plan and zoning regulations.
 1. Report from Sheila Fortune, if applicable.
 2. Review whether the parking assigned to the commercial portions of the developments on Turquoise Street, do not have access to commercial parking. Stiegler will further investigate which process the subject property had filed their original application and discussion of this subject will focus on the implications of this type of project in La Jolla.
3. **Recommendations to CPA**

a.

Project Name: **Jooste Wines LLC**

Project Address: 5621 La Jolla Boulevard

PDO Zone: Zone 4

Applicant: Mr. Lowell Jooste & Mrs. Anne Jooste

Agent: Marengo Morton Architects - Michael Morton AIA and Leslie Goossens (Project Manager)

Scope of Work –

Create two signs for new business. One wall sign with raised lighted logo and raised letter sign at facade and one painted identification graphic sign on side wall.

PTS # 421488

Marengo recused herself from the meeting for this item.

This item was presented by the owner of the business, Mr. Lowell Jooste. He informed the committee members about his wine business which he intends to open in La Jolla. He handed out a brief summary of his family's history and their business intentions. Mr. Michael Morton, architect for the project, took the floor and continued to inform the committee about their proposal to

1. Change the present color of the buildings façade from orange to a grey color.
2. Install a logo and letter sign in front of their new business.
3. Install a logo sign only on the side wall of their intended location.

Mr. Morton further handed out color renderings and complete drawings indicating the location and size of all the proposed signage. Applicant further demonstrated that the proposal meets all of the PDO requirements.

NEXT MEETING – MONDAY, JUNE 8, 2015

Please check <http://www.lajollacpa.org> 72 hours prior to meeting, meeting may be cancelled if no projects are on the agenda.

FOR ADDITIONAL INFORMATION, PLEASE CONTACT IONE R. STIEGLER, FAIA, CHAIR, 858-456-8555 OR
istiegler@isarchitecture.com

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, May 11, 2015 (continued)

Pitrofsky motion “Project meets the PDO requirements”. Zimmerman seconded. Motion passes: 6-0-0.

4. Recommendations to DPR Committee

a.

Project Name: **1111 Prospect**
Address: 1111 Prospect Street
Project Number: PTS 403401
PDO Zone: Zone 1
Applicant: PHP Management (Peter Wagener)
Agent: Atlantis Group (Marcela Escobar-Eck)
City Project Manager: Morris Dye
Date of App Notice: submitted 12/23/14
Scope of Work: A Planned Development Permit (Process 4) for a deviation to allow a maximum of 50% office floor area on the ground floor where the LJPDO Zone 1 sets a maximum of 25% office floor area on the ground floor. The project will still provide the required 75% street frontage as retail.

Project presented by Marcela Escobar-Eck, followed by lengthy discussion between committee members and applicant. Committee members noted that current proposal was little changed from the earlier version and expressed great concern over the loss of retail space/frontage in the plaza area facing Prospect and at the corner of Prospect and Herschel Ave. The committee members also found that the applicant could not make the findings to support the requested deviation from the PDO.

Zimmerman motion “**Deny the requested deviation as it does not conform to the PDO requirements**”. Seconded Pitrofsky. Motion passes 6-0-0. Note: Van Galder left meeting prior to voting.

b. Project Name: **Brockett Residence CDP**

Address: 7804 Ivanhoe Ave.
Project Number: 397287
PDO Zone: Zone 2
Applicant: David and Sonja Brockett
Agent: Endre Bartanyi, A.I.A.
City Project Man. William Zounes
Date of App Notice: May 11, 2015
Scope of Work: Construct a two story Residence with attached 2-car Garage.
Remove existing structure
New Landscaping and picket fence will extend into public right-a-way

Endre Bartanyi, architect, presented the project. A reduced set of architectural drawings was handed out to committee members. Bartanyi advised the committee that they had already presented their project to the DPR and have obtained their approval for the project. Fitzgerald advised the applicant to address the three significant cycle issues identified by the City. Bartanyi indicated that the three significant issues have already been addressed by the applicant:

- 1- Right of Way Encroachment. Applicant informed the committee that the proposed fence, which was encroaching in the City’s right of way, was originally to be built with a four-foot wall and a fence on top. However, in addressing the City’s concern, the applicant revised the fence to a wooden picket fence, which could be removed at the City’s request at a later date. The applicant indicated that this was acceptable to the City. Applicant demonstrated how this fence was used to separate the residential aspect of the home from the neighboring commercial building, that the fence lined up with the fences of adjacent structures, and that there was 10’ of clear path between the fence and the curb.

NEXT MEETING – MONDAY, JUNE 8, 2015

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, May 11, 2015 (continued)

- 2- Applicant informed the committee that they are requesting an exception to the driveway length requirements due to the size and location of the property. Applicant further explained that, in accordance to the planning regulations, if an applicant can provide on-street parking spaces, then the 20-foot driveway requirement could be reduced. In this case, the driveway is proposed to be sixteen feet in length. Applicant indicated the street parking spaces on the drawings. Pitrofsky noted that the applicant is proposing to build a usable garage, which would provide on-site parking. Marengo questioned the applicant regarding how they are providing additional parking if they are proposing a curb cut, which would eliminate an on-street parking space. Applicant explained that the code does not specifically require them to provide additional on-street parking, but rather to demonstrate that sufficient on-street parking is available.
- 3- The Applicant had not indicated the maximum height of the project in their initial submittals to the City. Subsequently, the applicant has corrected the plans to indicate that the maximum height of the project is within the required height limit as specified by the Municipal Code as well as by Prop. D.

The applicant is also requesting an exception from the first-floor retail requirements prescribed by the PDO for properties in Zone 1.

Fitzgerald advised applicant to return with the project to the committee next month, including formal requests for deviations from the 20' driveway requirement and the absence of retail space on the first floor, supported by a statement of the required findings for each of the requested deviations. Applicant agreed.

5. Information Only

- a. Project Name:** La Jolla Cosmetic Laser Clinic
Address: 7720 Fay Ave La Jolla, CA 92037
Project Number: 423161
PDO Zone: LJPD-3
Applicant: Dr. Nasrin Mani
Agent: Ed Sutton (Island Architects)
City Project Manager: N/A
Date of App Notice: N/A

Scope of Work: 2,420 sf. (2) story addition to back of existing single story commercial building. Addition will be developed over a portion of the existing paved parking area. 16 parking spaces will remain in the existing parking lot, which is the required amount for both the existing and proposed addition combined. The addition is an expansion to the existing retail/ spa business that currently occupies the site. So there is no change in use proposed. Building height is proposed to be 30' in height. Materials will consist of stucco, glass storefront and wood textured porcelain tile.

The project described above was presented by Toni Crisafi and Ed Sutton. The applicant indicated that they will not be requesting any deviations with this project. This is Phase Two of the overall project. The applicant also identified Phase Three, which will be the addition of a second story on top of the existing building, whose height would then match that of the Phase Two addition. Applicant demonstrated how they plan to use wood-textured porcelain tile to visually "soften" the exterior appearance of the building. Applicant also noted that the project's landscaping is previously non-conforming with the PDO but that the landscaping has already been increased from that of the previous building and will be increased further in Phases Two and Three—even with the additional landscaping, however, the landscaping will still not satisfy the PDO requirement. The committee did request that the applicant make every reasonable effort to additionally "soften" the building's appearance.

NEXT MEETING – MONDAY, JUNE 8, 2015

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La Jolla Planned District Ordinance Committee

DRAFT MINUTES – MONDAY, May 11, 2015 (continued)

Respectfully submitted,
Peter Ovanessoff, Acting Secretary

NEXT MEETING – MONDAY, JUNE 8, 2015

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LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Report – May 2015

May 12, 2015 Present: Benton (Chair), Collins, Costello, Kane, Leira, Mapes, Ragsdale, Welsh, Will
May 19, 2015 Present: Benton (Chair), Collins, Costello, Kane, Welsh, Will

1. NON-AGENDA PUBLIC COMMENT

Issues not on agenda and within LJ DPR jurisdiction. Two minutes maximum per person.

(5/12/15) – 820 Rushville – HLJH: The decision of the LJCPA and the resolution were discussed. Ms. Kane and Mike Costello discussed their recollections of the review and the conduct of the meeting and the information presented, and discussed the appeals process. The appeal will be June 11 at the Planning Commission.

- 2. (5/19/15) – 820 Rushville – HLJH:** Joe LaCava, Chair of the LJCPA, described the desired corrections to the adopted resolution of December 16, 2014. A discussion ensued about the information presented in that meeting and the procedure for the resolution. A corrected resolution was adopted as follows:

SUBCOMMITTEE MOTION 5/19/15: The Resolution adopted December 16, 2014, is corrected as follows:
‘Findings CAN NOT be made for a Coastal Development Permit and Site Development Permit to demolish an existing single family residence and attached accessory structure and construct a 3,007 square foot 2-story single family residence with a 458 square foot attached garage at 820 Rushville Street.

(Benton / Kane 5-0-1)

In Favor: Collins, Costello, Kane, Welsh, Will

Oppose: none

Abstain: Benton, as Chair

Motion Passes.

3. APPROVAL OF MEETING MINUTES 5/12/15

Meeting April 21, 2015

SUBCOMMITTEE MOTION: To approve the Meeting Minutes of April 21, 2015 as amended.

(Ragsdale / Collins, 6-0-1)

In Favor: Collins, Costello, Mapes, Ragsdale, Welsh, Will

Opposed: 0

Abstain: Benton, as Chair, Kane

Motion Passes

4. APPROVAL OF MEETING MINUTES 5/19/15

Meeting May 12, 2015

SUBCOMMITTEE MOTION: To approve the Meeting Minutes of May 12, 2015 as amended.

(Will / Costello, 5-0-1)

In Favor: Collins, Costello, Kane, Welsh, Will

Opposed: 0

Abstain: Benton, as Chair

Motion Passes

5. FINAL REVIEW 5/12/15 (previously reviewed 4/21/15)

Project Name: 1111 Prospect Street PDP

1111 Prospect Street

Permits: PDP, CDP & SDP

Project #: 403401

DPM: Morris Dye, mdye@san Diego.gov

Zone: LJPD 1

Applicant: Marcella Escobar-Eck, Atlantis Group

(Process 4) Planned Development Permit to deviate from the development regulations of the La Jolla Planned District to allow 50% office use on the ground floor where a maximum of 25% office use is allowed at an existing 33,485 sf Retail/Office Building located at 1111 Prospect Street. The 0.475 acre site is in Zone 1 of the La Jolla Planned District, Coastal (Non-appealable) Overlay Zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 4/21/15: (Marcela Escobar-Eck)

The site used to be a hotel, then a Victoria's Secret. It has been difficult to find tenants and the site has been vacant for 3 years. They seek a Process 4 deviation from the LJPDO to allow 50 percent office use on the ground floor where a maximum of 25 percent office use is allowed, and to allow greater than 25% street frontage for office. The LJPDO requires minimum of 50 percent of the ground floor be retail, 75 percent of the structures street frontage length be retail and a maximum of 25 percent of the ground floor be for office use and a maximum street frontage length restriction of 25 percent. PDO Committee voted the Project did not conform. The Applicant passed out a well written four page statement about Findings and rationale. Also presented were two pages of drawings clearly showing the site plan, dimensions, and use.

DISCUSSION:

There was a great deal of discussion by the Applicant, the DPR Members and the Public about strategies and permutations of mixes of retail/office in frontage and space. There was interest in the visitors' center. DPR Members and the Public had several suggested mixes of use.

Please Provide for FINAL REVIEW:

- a. Please return to the PDO Committee, meet 25% frontage requirement or other options.
- b. Continue to seek prospect frontage.
- c. Study office to visitor serving areas.
- d. Identify uses up and down the streets, one block each Prospect and Herschel.
- e. Provide street view renderings / visual simulation of proposed uses.

Item not heard May 12, 2015 – Applicant requested that it be continued to May 19, 2015.

APPLICANT PRESENTATION 5/19/15: (Marcela Escobar-Eck, Peter Wagoner)

The project drawings were presented, and the affected areas on the ground floor were described. The Deviation requested is to deviate from the requirements in Table 159-03A. The PDO table requires that the retail uses comprise at least 50% of the gross floor area. This proposed Deviation will reduce all commercial retail uses to 44% of the ground floor area, including the proportion of the common areas.

The PDO Table 159-03A requires that the retail uses will comprise a minimum of 75% of the street frontage: no Deviation is requested for this. The office spaces are configured so that no office space will be at the street frontage. No calculation of the frontage to the office uses based upon the portion of the common area would be consistent with the reading of the PDO. The building presently has 99 existing parking spaces: a calculation has been made of the required parking that indicates that the building has adequate parking both in the current configuration and in the proposed parking with the Deviation. The minimum number of required spaces is 60 for the proposed configuration with the requested Deviation. A total of 32 spaces are assigned to a shared parking agreement.

A discussion ensued about the state of the current rental market and the prospects of identifying a retail tenant for the space. The applicant offered experiences that indicate that the commercial tenants are not found for this kind of space. The Applicant offered that, if the market for commercial spaces returns, that the space will return to a use conforming to the PDO and the Deviation will no longer be needed.

SUBCOMMITTEE MOTION: Findings CAN be made that the proposed project to grant a Deviation from Table 159-03A of the SDMC is recommended and conforms to the La Jolla Community Plan provided the maximum gross floor area of office space at the ground floor is limited to 35%, including the prorated portion of the common area.

(Collins / Kane, 3-2-1)

In Favor: Collins, Costello, Kane

Opposed: Welsh, Will

Abstain: Benton, as Chair

Motion Passes

6. FINAL REVIEW 5/12/15 (previously reviewed 4/14/15 and 4/21/15)

Project Name:	401-403-405 Nautilus TM	Permits:	TM & CDP
Project #:	395761	DPM:	Glenn Gargas, (619) 446-5356
Zone:	LJPD 1	Applicant:	ggargas@sandiego.gov Robert Bateman

Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership. The 6,499 square foot project site is located in the RM-1-1 zone of the La Jolla Community Planning Area and the Coastal Non-Appealable Overlay Zone.

FINAL REVIEW 4/21/15

APPLICANT PRESENTATION 4/21/15 (Robert Bateman)

Project was approved as three apartments, now the Applicant wishes to convert them to condos. Two sets of tandem parking, six spaces. Utilities underground, 2.5 ft alley dedication.

Public Comment: There was disapproval of the condo conversion concept by the Public. Why conversion? Reply: From the architect's perspective, condominium design is one of the most litigious and architects can limit their liability by designing an "apartment" building and let the developer take the risk of condo conversion. There is no difference with San Diego Zoning and California Building Code. Both Condos and Apartments are multi-family category in both codes. FAR, setbacks, density, parking, and construction requirements are all the same. Condos afford pride of ownership.

Please Provide for FINAL REVIEW.

- Please provide a condo map / site plan showing clear delineation of common areas and areas for each condo.
- Please provide a landscaping plan.

APPLICANT PRESENTATION 5/12/15 (Robert Bateman)

The project was reviewed, with the additional information requested. The delineation of the access routes and areas to be assigned to the various owners were reviewed: the presenter offered that the assignment of those access areas would be memorialized in the CC&Rs of the condominium.

The landscape plan was presented and reviewed. It was noted that it contains a substantial amount of hardscape.

The history of the project was reviewed: it was first presented in 2006 and 2011, and this current application is based upon those previous applications.

SUBCOMMITTEE MOTION 5/12/15: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan for a Tentative Parcel Map Waiver and Coastal Development Permit, an Amendment to Coastal Development Permit No. 263494 to convert an existing duplex and an under construction residence located at 401, 403, and 405 Nautilus Street to condominium ownership.

(Ragsdale/Will, 4-1-3)

In Favor: Mapes, Ragsdale, Welsh, Will

Oppose: Costello

Abstain: Benton (Chair), Collins, Kane

Motion Passes

7. PRELIMINARY REVIEW 5/12/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Ngala Residence	Permits:	SCR CDP & SDP
Project #:	5612 – 5646 Rutgers Road	DPM:	John Fisher, (619) 446-5231
	395794	Applicant:	jsfisher@sandiego.gov
Zone:	RS-1-4		Mark Brencick, (858) 587-8070

La Jolla SAP No. 24005279 (Process 2) Coastal Development Permit for proposed Lot Line Adjustments of approximately 6327 sq ft from 5612 - 5646 Rutgers Rd and 1511 Copa de Oro to 1550 Via Corona. The 26,082 sq ft site is located in the La Jolla Community Plan area and the Coastal Non-Appealable Overlay zone.

APPLICANT PRESENTATION 5/19/15 (Mark Brencick)

The project location and the purpose of the application were reviewed. It was noted that the boundary adjustment was requested to resolve a dispute between owners of adjacent residential properties, with a requirement that the two affected lots will be consolidated into one lot. Lot 78 is presently substandard and will be reduced in area from 9794 sf to 8820 sf, to an FAR of 0.33. All other lots will be minimum 10,000 sf in area. The project affects the FAR of all properties in which the boundary is adjusted: the greatest resulting FAR of all properties is 0.43.

SUBCOMMITTEE MOTION 5/19/15: The Committee wishes to consider this Preliminary Presentation as sufficient to make a finding and recommendation for this project. A unanimous vote is required.
(Will / Ragsdale 3-2-2)

In Favor: Costello, Will, Ragsdale

Oppose: Kane, Mapes

Abstain: Benton, as Chair, Welsh

Motion Fails for lack of a unanimous vote.

Please Provide for FINAL REVIEW.

- a. Please provide additional information indicating that all of the affected property owners are aware of and in concurrence with the proposed boundary adjustment.
- b. Please clarify if it is proposed that the substandard lot 78 will be reduced in size, worsening a substandard condition.

The Applicant requested that this matter be continued to a later meeting.

8. PRELIMINARY REVIEW 5/12/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Hudson Residence	Permits: CDP & SDP
	6435 Camino De La Costa	
Project #:	412226	DPM: Morris Dye, (619) 446-5245
Zone:	RS-1-7	mdye@sandiego.gov
		Applicant: Caitlin Kelly 858-344-2404

La Jolla (Process 3) Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costa. The 0.239 acre site is located in the RS-1-7 zone and Coastal Overlay Zone (Appealable) within the La Jolla Community Plan Area.

NOTE:

APPLICANT PRESENTATION 5/12/15 (Caitlin Kelly, Brian Grove)

The project was presented. The site is 10,397 sf: the FAR is 0.54; LC is 0.40. The minimum setbacks are 6'-5" minimum and are exceeded by providing 7' at both sides. The project includes a 4-car garage with 2 tandem spaces. The highest point is 29' – 6" above grade. The materials sample board was presented: the roof will be barrel tile, stucco, with reddish brown and brown window and trim colors.

The landscape architect presented the site development concept, with the outdoor kitchen, patio area, stone pavement, swimming pool. The large plantings were reviewed. The landscaped area is 23% of the site. The curb cut is 12' wide, leading to a garage that is below the main floor of the house. The design is stepped into the slope.

The locations of the equipment for the air conditioners and the swimming pool equipment were reviewed. Drawings were presented with a discussion of the relationship of the swimming pool, which will be near the middle of the rear

yard, rather than the south side of the rear yard. The spa will be at a higher elevation than the swimming pool: the spa is located within the rear yard setback. The height of the proposed house and the relation to the existing were discussed. The entry gate for the driveway is set back the front yard setback distance.

Please Provide for FINAL REVIEW:

- a. Please provide a drawing that shows the relationship of the proposed to the existing.
- b. Please provide a drawing or photo composition showing the proposed project facing the street in relation to the neighbors on this side and the opposite side of the street, extending 3 houses on each side.
- c. Please provide specific locations of pool equipment, air conditioning equipment, and noise mitigation measures.
- d. Please provide a study of the landscape mature growth height with walls at the rear of the property.

APPLICANT PRESENTATION 5/19/15 (Caitlin Kelly, Brian Grove, Ariane Hudson)

The project was presented with the additional information requested. A discussion ensued about the configuration of the rear yard and the relation to the neighbors to the east, the vegetation on the slope, the performance and noise generation of the swimming pool equipment and the air compressor, and the locations of the swimming pool and the spa. An additional noise mitigation measure was proposed in the form of a sound-deadening enclosure for the air compressor. The applicant as proposed an exterior compressor unit that is among the quietest available. The noise mitigation measure is to install an exterior sound enclosure that provides additional absorption of sound. The pool pump will be among the lowest available, at 7 to 10 dBA. The swimming pool pump will be located approximately 40 feet from the neighbor's house.

The landscape plan was reviewed, with specific recommendations on the mature growth height of the planting. A drawing of the slope at the east side of the property was shown which indicates the vegetation intended to be planted on the slope and the scale of the planting. The planting will include olives, rosemary, and star jasmine: low-lying plants expected to grow no more than 3 feet high.

A neighbor to the east pointed out that the neighbor to the north of the subject property has at times created an unpleasant condition when burning wood in their outdoor fireplace: the gas fireplace in this project is desirable as they are concerned that this would worsen the condition at their property. The noise generation at the air conditioning compressor was discussed. The neighbor to the east noted that a sewer easement exists at the south side of the subject property.

SUBCOMMITTEE MOTION 5/19/15: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and that approval is recommended of the Coastal Development permit to demolish an existing residence and construct a new 5,606 sq ft residence and pool located at 6435 Camino De La Costa.

(Kane / Welsh 4-1-1)

In Favor: Costello, Kane, Welsh, Will

Oppose: Collins

Abstain: Benton, as Chair

Motion Passes.

9. PRELIMINARY REVIEW 5/12/15

Note: Preliminary Reviews can be voted a Final Review by a unanimous DPR Committee approval.

Project Name:	Shahbaz Residence EOT	Permits: CDP & SDP
	6412 Avenida Manana	DPM: Tim Daly, (619) 446-5356, tdaly@sandiego.gov
Project #:	216575	Applicant: Bejan Arfaa
Zone:	RS-1-5	

COASTAL DEVELOPMENT PERMIT (CDP) and SITE DEVELOPMENT PERMIT (SDP) to demolish an existing 3,869-square-foot residence and construct a new, 7,884-square-foot, 2-story, residence (including garage) on a 0.57-acre site. The site is located at 6412 Avenida Manana (APN No. 351681-0500; Lot 17 of Muirlands Map No. 3894), south of Nautilus Street and west of Avenida Wilfredo. The site is in the RS-1-5 Zone, the Coastal Overlay Zone (OZ) (non-appealable area), the Coastal Height Limit OZ, the Residential Tandem Parking Overlay OZ, and the Transit Area OZ, within the La Jolla Community Plan Area.

APPLICANT PRESENTATION 5/12/15 (Bejan Arfaa)

The current approved CDP and SDP documents were presented and reviewed. It was noted by the presenter that this application does not propose any changes to the previously-approved permits. The height of the project is 26'-6". The FAR is 0.31, less than the 0.45 allowed. The lot coverage is less than 25%, where 50% is permitted. Parking consists of 3 onsite parking spaces, where 2 are required. The setbacks are 88' at the rear where 20' is required; 8'6" to the south where 8'6" is required; 12'10" to the north, where 12'0" is required; 15'. The proposed residence is 7,000 sf on a site presently with 3,960 sf.

Please Provide for FINAL REVIEW.

- a. Please provide a drawing or photo composition showing the proposed project facing the street in relation to the neighbors on this side, extending to the complete elevation of the residence on each side. Please add the landscaping to the proposed elevation.
- b. Please provide information on the landscape and the treatment of the driveway.

The Applicant requested that this matter be continued to the next available meeting.

APPLICANT PRESENTATION 5/19/15 (Bejan Arfaa, Matt Peterson)

The project was presented with the additional materials requested. Matt Peterson presented materials to the Committee that describe the standard for review of an extension of time. These are found in SDMC 126.0111.g.2, as follows:

1. The project as originally approved would not place the occupants of the proposed development or the immediate community in a condition dangerous to their health and safety
2. There are no changed circumstances which would affect the project's consistency with the Local Coastal Program
3. No new condition is required to comply with state or federal law.

A discussion ensued about the above standard and the changes that have occurred in the neighborhood since the approval of the subject CDP and SDP in 2011. Recent construction has occurred in the neighborhood that has increased the scale of homes in the area. Members of the Committee expressed concern that the recent changes to the neighborhood are increasing the scale and intensity of development in a way that is not consistent with the La Jolla Community Plan: if this had been the only home of this size it might be acceptable, but a more extensive pattern of development has been observed.

Matt Peterson and Bejan Arfaa stated that the pattern of development has actually changed since the approval of the subject project, so that the project is now in greater conformity to the intensity and scale of development in the neighborhood than it was when originally approved.

SUBCOMMITTEE MOTION 5/19/15: Findings CAN be made that the proposed project conforms to the La Jolla Community Plan and the time extension should be granted for the Coastal Development Permit and Site Development Permit to demolish an existing 3,869-square-foot residence and construct a new, 7,884-square-foot, 2-story, residence (including garage) at 6412 Avenida Manana, and the requested Extension of Time should be granted.

(Will / Welsh 2-3-1)

In Favor: Welsh, Will Oppose: Collins, Costello, Kane Abstain: Benton, as Chair **Motion Fails.**

SUBCOMMITTEE MOTION 5/19/15: Findings CAN NOT be made that the proposed Extension of Time may be approved due to changed circumstances per 126.0111.g.2, as follows: Adjacent new similar construction in the neighborhood is inconsistent with the character, rhythm, scale, style, and size of the existing neighborhood making this project also inconsistent with the Local Coastal Program. The changes in scale are now in sufficient quantity that the character of the neighborhood is affected. The section of the La Jolla Community Plan relating to this change is Policy 2.b, on page 84: "The City should apply the development recommendations that are contained in this plan to all properties in La Jolla in order to avoid extreme and intrusive changes to the residential scale of La Jolla's neighborhoods and to promote good design and harmony within the visual relationships and transitions between new and older structures."

(Kane / Costello 3-2-1)

In Favor: Collins, Costello, Kane Oppose: Welsh, Will Abstain: Benton, as Chair **Motion Passes.**

Parent Organization | Community Joint Committees and Boards | 2015-2016

La Jolla Town Council

Development Permit Review

- | | | |
|----------------|----------------------|------------------|
| 1. Henry Chiu | 3. Diane Kane, Ph.D. | 5. Matthew Welsh |
| 2. Bob Collins | 4. Angeles Liera | |

Planned District Ordinance

- | | | |
|-----------------------|------------------|------------------------|
| 1. Michael Dershowitz | 2. Joe Pitrofsky | 3. Jennifer Van Galder |
|-----------------------|------------------|------------------------|

Traffic & Transportation Board

- | | |
|----------------|----------------|
| 1. Van Inwegen | 2. Donna Aprea |
|----------------|----------------|

La Jolla Coastal Access & Parking Board

- | | | |
|------------------|-------------------|----------------------|
| 1. Steve Haskins | 2. Cindy Greatrex | 3. Yolanda de Riquer |
|------------------|-------------------|----------------------|

La Jolla Shores Association

La Jolla Shores Permit Review Committee

- | | | |
|---------------------------|-----------------------|-----------------------|
| 1. Dolores "Dede" Donovan | 3. Dave Gordon | 5. (no new appointee) |
| 2. Janie Emerson | 4. (no new appointee) | |

Traffic & Transportation Board

- | | |
|----------------|----------------|
| 1. Brian Early | 2. John Kassar |
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La Jolla Village Merchants Association

Planned District Ordinance

- | | | |
|---------------|--------------------|--------------------|
| 1. Paul Burke | 2. Deborah Marengo | 3. Terry Underwood |
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Traffic & Transportation Board

- | | |
|-----------------|------------------|
| 1. Corey Bailey | 2. Nancy Warwick |
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La Jolla Coastal Access & Parking Board

- | | | |
|-------------------|-----------------|--------------------|
| 1. Sheila Fortune | 2. Mark Krasner | 3. Deborah Marengo |
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Bird Rock Community Council

Planned District Ordinance

- | | |
|---------------|------------------|
| 1. Joe Parker | 2. Ione Stiegler |
|---------------|------------------|

Traffic & Transportation Board

- | | |
|-------------------|-----------------|
| 1. Michelle Fulks | 2. Patrick Ryan |
|-------------------|-----------------|