



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: www.lajollacpa.org

Voicemail: 858.456.7900

Email: info@lajollacpa.org

President: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Vacant

Treasurer: Janie Emerson

DRAFT AGENDA

Regular Meeting | Thursday, 4 August 2016, 6:00 pm

6:00pm

1.0 Welcome and Call To Order: Cindy Greatrex, President

Please turn off or silence mobile devices

Meeting is being recorded

2.0 Adopt the Agenda

3.0 Meeting Minutes Review and Approval:

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 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins

Rep: **Victor Brown**, 619-645-3090, victor.brown@asm.ca.gov

4.3 39th Senate District: State Senator Marty Block

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

5.0 President's Report – Information only unless otherwise noted

5.1 Appointment of Secretary (Action Item)

5.2 UC San Diego's 2018 Long Range Development Plan Community Advisory Group initial meeting 8/24

6.0 Non-Agenda Public Comment

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

6.1 City of San Diego – Community Planner: Marlon Pangilinan, mpangilinan@sandiego.gov

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

7.0 Non-Agenda 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 Items

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 Monday, 4:00 pm

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

PRC – La Jolla Shores Permit Review Committee, Chair Tony Crisafi, 4th Tuesday, 4:00 pm

T&T – Traffic & Transportation Board, Chair David Abrams, 3rd Wednesday, 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.

10.1 7734 ESTEREL DRIVE 7734 Esterel Drive

La Jolla (Process 3) Site Development Permit for the demolition of existing 2,136 sq ft single dwelling unit and construction of a single dwelling unit with a companion unit with total area of 6,129 square feet. The 0.53 acre site is at 7734 Esterel Drive in LJSPD-SF zone of the La Jolla community plan area within Council District 1.

PRC RECOMMENDATION: Findings can be made for a Site Development Permit. 5-0-0

10.2 HERSCHEL TRIPLEX TPM 7569-7571 Herschel Avenue CDP & TM Waiver

La Jolla (Process 3) Tentative Map and Coastal Development Permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Ave. The 0.145 acre site is in the RM-3-7 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

DPR RECOMMENDATION: Findings can be made to approve a Process 3 Tentative Map and Coastal Development Permit for the creation of three residential condominium units (under construction) and to waive the requirements to underground existing utilities at 7569-7571 Herschel Ave. 4-0-1

10.3 2702 COSTEBELLE SDP 2702 Costebelle Drive SDP

La Jolla (Process 3) Site Development Permit for a remodel and a 10,254 sq ft, 2-story over basement addition to an existing 2399 sq. ft. residence, new pool and site improvements at 2702 Costebelle Dr. The 0.459 acre site is in the SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. Council District 1.

PRC RECOMMENDATION: Findings can be made for a Site Development Permit. 4-1-0.

10.4 CARDENAS RESIDENCE 8466 El Paseo Grande CDP SDP

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish a 3,113 sq ft existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.

PRC RECOMMENDATION: Findings can be made for CDP and SDP. 4-1-1

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

JONES RESIDENCE 2315 Rue De Anne SDP CDP ACTION ITEM

La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing 1961 sq ft. single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area.

PRC RECOMMENDATION: Findings can be made for a Site Development Permit and Coastal Development Permit. 4-1-1

12.0

FAY AVENUE MAP WAIVER 7432-7434-7436 Fay Avenue CDP & TM Waiver ACTION ITEM

La Jolla (Process 3) Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to three residential condominium units. The 0.16-acre site is located at 7432, 7434, and 7436 Fay Avenue in the RM-1-1 Zone, and the Coastal (Non-appealable Area 2), Coastal Height Limitation, Coastal Parking Impact (Coastal), Transit Area, and Residential Tandem Parking Overlay Zones within the La Jolla Community Plan and Local Coastal Program area.

DPR RECOMMENDATION: Findings CAN NOT be made to approve a Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to three residential condominium units at 7432-7434-7436 Fay Avenue, based upon the following issues: a change in ownership patterns is a change in circumstances that questions the "no change in circumstances" claimed by the applicant and would extinguish the existing variance; the proposal is inconsistent with neighborhood development pattern which is predominately two units per property/parcel; the submittal is incomplete because it lacks information on CC & R's for short-term property maintenance and provisions for long-term rehabilitation for buildings built in 1940 and 1962; there are too many unknowns regarding potential new development and its effects on neighborhood character. 3-2-0

13.0 Selection of the September LJCPA Minutes-Taker

14.0 Adjourn to next LJCPA Meeting: September 1, 2016, 6:00 PM



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Email: info@LaJollaCPA.org

President: Cindy Greatrex

Vice President: Bob Steck

2nd Vice President: Joe LaCava

Secretary: Helen Boyden

Treasurer: Jim Fitzgerald

July 7, 2016 Regular Meeting Minutes

Trustees Present: Patrick Ahern, Helen Boyden, Tom Brady, Bob Collins, Dan Courtney, Dede Donovan, Janie Emerson, Cindy Greatrex, Dave Little, Phil Merten, Jim Ragsdale, Glen Rasmussen, Bob Steck, Ray Weiss, Brian Will

Trustees Absent: Alex Outwater, Steve Haskins

1.0 Welcome and Call To Order at 6:00 PM by Cindy Greatrex, President. She announced meeting was being recorded.

2.0 Adopt Agenda

Approved Motion: To approve the Agenda for July 7, 2016 as posted (Steck/Weiss 10/0/1).

In favor: Ahern, Boyden, Brady, Collins, Donovan, Little, Merten, Ragsdale, Steck, Weiss

Against: 0

Abstain: Greatrex (Chair)

Not Available: Courtney, Emerson, Rasmussen, Will

3.0 Minutes Review and Approval: June 2, 2106

Approved Motion: To approved the minutes of June 2, 206 as distributed (Collins, Ragsdale 9/0/2)

In favor: Ahern, Boyden, Brady, Collins, Donovan, Little, Merten, Ragsdale, Steck

Against:0

Abstain: Greatrex, Weiss

Not Available: Courtney, Emerson, Rasmussen, Will

4.0 Elected Officials

4.1 Council District 1: Council President Sherri Lightner Rep: Justin Garver

Rep: Justin Garver 619-236-6611 jgarver@sandiego.gov

Council Office 1 looking for people to sit on various boards including Parking Advisory, Board of Library, Youth commission. Note District 1 has Website for frequently asked questions and open source site– data.sandiego.gov. Patrick Ahern thanked Sherri Lightner and Justin Garver for their help in facilitating the repair of the stairway going to Horseshoe Beach at 100 Coast Boulevard.

4.2 78th Assembly District: Speaker Emeritus of the Assembly Rep: Victor Brown

Budget passed last week. Toni Adkins will be in town. She was part of 8-9 bills that were passed, include care for breast cancer patients, Coastal Commission being more open to the public. Every 4th Thursday of every month a 78th Assembly district representative will be at the Riford Library to answer your questions and hear your voice.

4.3 39th Senate District: State Senator Marty Block Rep: Sarah Fields
No report

5.0 Presidents Report Synopsis (Please note Action Items)

Special Election Polls are open from 3pm-7pm.

New LJCPA website up and running. Visit it at LJCPA.org. Also refer to LaJollaCPA.org for additional information.

6.0 Non-Agenda Public Comment

6.1 City of San Diego – Community Planner: Marlon Pangilinan

No report

6.2 UCSD - Planner: Anu Delouri / Brittany Bailey also represented.

New hospital opening up. Jacobs Center, Saturday Sept 24th Open House.

Physical Sciences building located partially in the Coastal Zone. Received a yes vote from Coastal for a 6 story building of approximately 129,000 square feet. Location is interior to the campus on the eastern section. Over 130,000 students applied to UCSD and just over 5,000 were accepted. Total enrollment is just above 33,000.

Barbra Bry - Received 48.5% of the vote, while her opponent received 34% of the vote. She will be running in the next election. Hillary Numchek will be a representative. Bry wrote letter to endorse repairing electrical issues in the LJ Recreation Center, which will cost approx. \$20,000.

Diane Kane – President Preservation Committee of the Historical Review Committee of the LJ Historical Society. The Committee advises the City on 45 Year Review for potential historical properties. Committee reviews submittals and then advises whether to recommend for further study. There were 128 total properties submitted to the committee, 23 properties were recommended, and 9 moved forward for further study = 7%. There will be a July 23rd workshop on Accessibility in the Village of La Jolla. It will be assessing streets, sidewalks, and other elements for accessibility.

Bob Whitney – As per 600-24 the LJCPA should have a secretary. There was overall agreement and an attempt by the President to ask for volunteer. None agreed. This will be pursued.

7.0 Trustee Comments

Bob Steck - Announced a July 23rd Kiwanis Breakfast Event at the LJ Recreation Center.

Phil Merten – Hearing officer hears a project, and then moved to a higher level. Hearing officer is then required to explain how it came to his or her conclusion. This process is not a requirement for the LJCPA. Merten asks that we make an effort to inform committee chairman when we hear a project, invite the Chair and members to come in to explain the committee position. The president said representatives are invited, and there are members who are on the committee.

8.0 Officers Report

Treasurer: As of June 1 account income is \$518.95 after expenses, including rent, June 30 balance is \$304.94

Secretary: Provided overview of the meeting process.

9.0 Reports from Ad Hoc and non-LJCPA Committees

Community Planners Committee

Presentation from SANDAG on Walkability

Coastal Access & Parking Board
PRC Committee

10.0 Consent Agenda – Action Items

MOTION to place the 7734 Esterel Drive project on Consent at this meeting. (MOTION by Steck / Weis 2/9/1)

Note: The project was approved unanimously by Project Review Committee. Was not on the agenda due to an oversight. It was pointed out the bylaws provide a motion can be placed on consent at the meeting with a super majority. It was also pointed out this notice would require 72-hour notice.

In favor: Little, Steck

Against: Ahern, Boyden, Brady, Donovan, Merten, Ragsdale, Rasmussen, Weiss, Will

Abstain: Greatrex

Not Available: Collins, Courtney, Emerson

MOTION FOR APPROVAL to approve the Consent Agenda. (Motion by Ryan/Helen Boyden 12/0/1)

This is in reference to the parking spots in front of Cups on Girard Avenue, which tenant no longer uses for deliveries.

In Favor: Ahern, Boyden, Brady, Collins, Donovan, Little, Merten, Ragsdale, Rasmussen, Steck, Weiss, Will

Abstain: Greatrex

Not Available: Courtney, Emerson

11.0 PUBLIC RIGHT OF WAY

ACTION ITEM Scope of Work: Proposing language to amend the usage of sandwich board signs in the Public Right of Way (PROW). Amendment proposed to bring conformity to the code as well as other areas of the City of San Diego. Lengthy discussion regarding the change to the La Jolla Planned District Ordinance (LJPDO). The LJPDO currently forbids all sandwich boards except those placed on private property. No sandwich boards are permitted in the PROW. This is a unique aspect of the La Jolla Planned District Ordinance and does not occur in the other 19 Business Improvement Districts in the City of San Diego.

CA Marengo - Informed the group the Merchants Association has been pursuing an approach that will allow merchants to have a sign, with defined size and requirements, by obtaining a permit. The City can then enforce those not in compliance. Will require current code to be rescinded at City Council. Permit is an approach to find compliance. City has PROW guidelines to allow signs, distance to curb, clearance on sidewalk.

Joe Lacava - Signs on buildings are oriented to cars. Sandwich boards apply to pedestrians and walkability. PDO does not prohibit sandwich boards. The process to obtain permit is onerous. PROW is allowed to issue permits, rather than the City. Could cost a few thousand dollars for a permit at this time. This will remove the undesirable sandwich boards, and will upscale the signage in the Village of La Jolla.

Bob Whitney - Thinks only members of the Business Improvement District have a say.

Ire Gall - Plan is to have the same requirements as the other 19 BID's.

Could grandfather in certain uses, such as the tables in front of Meanley's/ACE Hardware. These uses will be addressed to determine their viability, and may or may not be allowed to continue.

Ragsdale/Merten: Concern merchants will all want to have signs, and create more clutter.

MOTION: Findings can be made to amend the use article (Steck/Brady - 7/5/2)

In Favor: Ahern, Boyden, Brady, Rasmussen, Steck, Weiss, Will

Against: Collins, Donovan, Little, Merten, Ragsdale

Abstain: Courtney, Greatrex

Not Available: Emerson

12.0 Kellogg Building Mural - 2259 Avenida de la Playa.

Recommendation of the LJ PRC as applied to the Shores, Mural was consistent with the LJSPDO. Primary colors may be used for accents.

Merten - Whereas the Kellogg Building - Galaxy Tacos Sign / Supergraphic does not comply with the Commercial Center Zone Sign Regulations of the La Jolla Shores PDO because:

1. The supergraphic/sign was neither reviewed or approved by the City Manager as required by LJSPDO Sec.1510.0310(e)(2);
2. The supergraphic/sign is not in scale with the restaurant to which it is associated; LJSPDO Sec.1510.0310(e)(2);
3. The supergraphic/sign does not refer to a specific permitted use set forth in LJSPDO Sec.1510.0310(e)(4);
4. The sign/supergraphic exceeds the height and size limitations for public interest signs set forth in LJSPDO Sec.1510.0310(e)(12).
5. If allowed to remain, the sign/supergraphic will set a precedent for other commercial tenants in the Commercial Center Zone to install their own sign/supergraphic to advertise their own commercial uses.

Kellogg Building - Galaxy Tacos Sign / Supergraphic

MOTION: Move that the LJCPA file a Municipal Code Sign Violation complaint with the City's Development Services Department and ask the DSD to direct the property owner to remove the sign/supergraphic until the City's project review process is complete. Motion Fails (Merten, Collins 4-10-0)

Discussion: City of Indio tried to have signs/art removed, but was unable due to a finding this is a form of art and is a 1st amendment right in the Constitution. Words can be used, providing they are not construed as advertising, dangerous, fire hazard, etc.

Dede – In the Murals of La Jolla Program, art is approved under LJPDO. There is a position that the LJSPDO should also be approved under the LJSPDO. This is a first amendment right

In Favor: Courtney, Donovan, Emerson, Merten

Against: Ahern, Boyden, Brady, Collins, Little, Ragsdale, Rasmussen, Steck, Weiss, Will

Abstain: Courtney, Greatrex

MOTION: It is the sense of the La Jolla Community Planning Association that the mural on the Kellogg Building at 2255 Avenida de la Playa in La Jolla Shores is a form of non-commercial free expression, that is not subject to regulation by the La Jolla Shore Planned District Ordinance. (Merten, Will MSP: 9/4/0)

In Favor: Ahern, Brady, Donovan, Little, Ragsdale, Rasmussen, Steck, Weiss, Will

Against: Boyden, Courtney, Emerson, Merten

Abstain: Courtney, Greatrex

13.0 PETITION FOR ELIMINATION OF TIME LIMIT CONTROL FOR PARKING SPACES ACTION ITEM

Request for elimination of two-hour time limit control on four (4) parking spaces in front of 6626 and 6628 La Jolla Blvd between Kolmar and Rosemont Streets. The fronting property was previously a business and they wanted to restrict long-term parking and have parking be available for customers.

MOTION: To approve request for elimination of 2-hour time limit in front of 6626 and 6628 La Jolla Blvd.

(Brady/Merten: Vote Count: 13-0-0)

In favor: Ahern, Boyden, Brady, Collins, Courtney, Donovan, Little, Merten, Ragsdale, Rasmussen, Steck, Weiss, Will

Against: None

Abstain: Greatrex

Time of Adjournment: 8:22PM

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
JULY 2016 MINUTES

July 12, 2016: Present: Costello (Chair Pro-Tem), Leira, Kane, Ragsdale, Welsh
July 19, 2016: Meeting Cancelled

SUBCOMMITTEE MOTION 7/12/16: To appoint Mike Costello Chair Pro-Tem due to the absence of Chair Paul Benton.

(Leira / Ragsdale 5-0-0)

In Favor: Costello, Leira, Kane, Ragsdale, Welsh

Oppose: None

Abstain: None

Motion Passes

Due to a time constraint, the first two agenda items were moved to the end of the meeting.

1. NON-AGENDA PUBLIC COMMENT (Moved to end of meeting)

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

- a. Karen Moranville asked an informational question about the Steele project that was taken off this week's agenda.
- b. Diane Kane updated the status of the CPA website which is now up and running at the same web address: ljcpa.org. Although inactive, the previous website is still available at: ljcpa.archive. A gap in availability of agendas and minutes from March-June 2016 remains.

2. APPROVAL OF MEETING MINUTES (Moved to end of meeting)

SUBCOMMITTEE MOTION 7/12/16: Meeting June 21, 2016. Minutes approved with the following corrections:

a) Title of document changed from "Report" to "Minutes"; b) Matt Welsh was not at the June 21 meeting; c) Agenda Item #1. The third sentence should read: They expect the next draft ~~condition~~ *completion by late summer*.

(Ragsdale / Kane 4-0-1)

In Favor: Costello, Leira, Kane, Ragsdale

Oppose: None

Abstain: Welsh

Motion Passes

3. FINAL REVIEW 7/12/16

Project Name:	Fay Avenue Map Waiver	Permits:	CDP & TM Waiver
	7432-7434-7436 Fay Avenue		
Project No.:	481476	DPM:	Firouzeh Tirandazi
Zone:	RM-1-1	Applicant:	Robert Bateman

A Process Three Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to three residential condominium units. The 0.16-acre site is located at 7432, 7434, and 7436 Fay Avenue in the RM-1-1 Zone, and the Coastal (Non-appealable Area 2), Coastal Height Limitation, Coastal Parking Impact (Coastal), Transit Area, and Residential Tandem Parking Overlay Zones within the La Jolla Community Plan and Local Coastal Program area.

APPLICANT PRESENTATION 6/21/16: (Robert Bateman, Claude Anthony Marengo)

The map was presented which shows that the condominium map will create individual ownership of the three existing units that are on a lot with multifamily occupancy of one parcel. The existing three units are grandfathered units on a 7000 sf site. The original house was constructed in 1917, and the rear units in 1962. The original zoning was R-2 (2 units per lot), two additional units were granted by Variance. A CDP was issued in 2001 for modifications to the existing structures, indicating that there were three units at that time as well.

A condition of the map is that the two underlying legal lots are consolidated into one legal lot. The condominium map would likely result in separate ownership of these three units. The condominium map would be extinguished in the future in the event the property is restored to common ownership.

Each unit will be assigned a minimum of 2 parking spaces, in tandem. That will leave on tandem pair of spaces to be assigned at the discretion of the condominium association.

A landscape plan was presented at the June 21 meeting. The landscape plan is substantially the same as the existing landscape.

DISCUSSION 6/21/16

A discussion ensued about the significance of condominium ownership of the three units as opposed to the common ownership for rentals, as well as the significance of the nonconforming number of units.

Under the current zoning, a maximum of 2 units are permitted under RM-1-1; the La Jolla Community Plan designation for this site is Low Medium Density Residential (9-15 units per acre). Under both designations, a maximum of 2 units would be permitted if a new project were undertaken under current standards. The previous zone was R2, which has the same density calculation as the RM-1-1, also permitting only 2 units. CDP 41-0054, approved June 27, 2001, indicated that there were 3 legal nonconforming units on the site at that time.

The density is over the allowable density. The number of units is greater than the currently allowable density. This number of units is a nonconforming existing condition.

Please provide for FINAL REVIEW:

- a. A finding by City staff that indicates that the approval of 3 condominium units on this site is justified if it can be shown that this legal nonconforming density was approved and legally constructed previously.

- b. Provide evidence of conformance to the affordable housing requirements for the conversion of these 3 units to condominium ownership.

The project is continued to the July 12, 2016 meeting.

APPLICANT PRESENTATION 7/12/16: (Robert Bateman)

Mr. Bateman provided copies of up dated Cycles Issues letters and two variances granted by the City of San Diego, June 15, 1962. The Variance request for four units on the 2 lots was Denied, a Variance for 3 units on the 2 lots was Approved (ie, 2 additional to the original 1 unit). The findings for the variance were: 1) there was a precedence for allowing three units on four neighboring properties; 2) there was no adverse effect as a result of the variance; 3) the variance was the minimum allowable for reasonable use of the property; and, 4) that not allowing the variance would present a hardship to the applicant, although no specific hardship was established. Based on this property history, City DSD staff was supporting the Map Waiver Approval with three existing units in the RM-1-1 zone.

Although the applicant presented the conversion of these rental units into condominiums as “entry level housing”, the anticipated market rate of the units would be higher than the regional affordable housing targets for low and very low income residents, making this project fall outside the requirements for affordable housing.

Public Testimony: Karen Moranville, 7453 Eads Ave., commented that the neighborhood character was changing due to the recent number of condominium conversions with single parcel maps such as this one. Newer units under construction are much larger than the existing buildings and their smaller parcels and reduced landscaping were leading to higher densities and a noticeable increase in neighborhood bulk and scale.

DISCUSSION 7/12/16

A CDP was issued June 27, 2001 for the demolition of the 3 units and the construction of 2 units with subterranean parking. The permit was not executed and has since expired.

Parts of the City’s Cycle Issues for this project were read aloud. It stated that the proposed density of 3 units is over the allowable density in the RM-1-1 zone. RM-1-1 allows 1 unit per 3,000 sq ft lot area. This proposed lot is 6,995.65 sq ft which allows 2.3 units. Rounding to the nearest whole number is 2 units. However, the Cycle Issues letter concludes that the “three units on the entire premises is legal and allowable”.

Since the 1962 variances were granted based upon neighborhood precedence, the committee, with the help of Mr. Bateman and Ms. Moranville, did a quick review of the adjoining blocks, using an aerial Google Map photograph to determine the current neighborhood composition. The results for 15 adjoining lots included in the survey are below:

Number of Units / lot, 7400 blocks Fay and Eads.		With double lot counted as two lots.			
1 unit/lot	2	2/15	13%	2/16	12.5%
2 units/lot	10	10/15	67%	12/16	75%
3 units/lot	2	2/15	13%	2/16	12.5%
4 units/lot	1 (double lot)	1/15	7%		

The subject parcel at 7432-7434-7436 Fay Avenue appears to be a statistical outlier in the immediate neighborhood. Despite findings in 1962 that there was a “precedence” for three units per parcel, that does not seem to be the case in 2016. As DSD staff noted, the current proposal continues a non-conforming condition that is over the currently allowable legal density.

The discussion continued with an examination of how the proposed map waiver would affect future development patterns in the neighborhood if the current buildings were demolished and replaced with new construction. Mr. Bateman noted that the RM-1-1 zone establishes the maximum development allowable on each parcel. A 25' X 140' lot can have no more than 3000 sq. ft. of development while a 50' X 140" lot can have no more than 7,000 sq. ft. of development. He stated that existing construction is close to what is allowable, so future projects would be similar to current conditions. If the map were not approved, the underlying map of two 25' X 140' parcels would allow four units to be built provided the two lots were returned to their original configuration and the existing development were demolished and replaced by new.

Mr. Ragsdale commented that converting the 3 rental units into condominiums would provide an opportunity for low/moderate income people to become homeowners. Ms. Leira noted that small condo projects have a poor history with common area maintenance because too few people are contributing to joint responsibilities. Without supporting documentation on the condo conversion, like CC & R's, the committee was only seeing a portion of the proposal. Its ultimate appropriateness for the neighborhood was difficult to assess.

SUBCOMMITTEE MOTION 7/12/16: Findings CAN be made to approve a Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to three residential condominium units at 7432-7434-7436 Fay Avenue.

(Ragsdale / Costello 2-3-0)

In Favor: Costello, Ragsdale

Oppose: Leira, Kane, Welsh

Abstain: None

Motion Failed

Mr. Costello asked for a follow-up motion that could be affirmed.

SUBCOMMITTEE MOTION 7/12/16: Findings CAN NOT be made to approve a Coastal Development Permit and Tentative Map Waiver for the conversion of three existing dwelling units to three residential condominium units at 7432-7434-7436 Fay Avenue, based upon the following issues: a change in ownership patterns is a change in circumstances that questions the "no change in circumstances" claimed by the applicant and would extinguish the existing variance; the proposal is inconsistent with neighborhood development pattern which is predominately two units per property/parcel; the submittal is incomplete because it lacks information on CC & Rs for short-term property maintenance and provisions for long-term rehabilitation for buildings built in 1940 and 1962; there are too many unknowns regarding potential new development and its effects on neighborhood character.

(Leira / Welsh 3-2-0)

In Favor: Leira, Kane, Welsh

Oppose: Costello, Ragsdale

Abstain: None

Motion Passes

4. PRELIMINARY REVIEW 7/12/16

Project Name: **Herschel Triplex TPM** Permits: CDP & TM Waiver
7569-7571 Herschel Avenue

**LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
JULY 2016 MINUTES**

Present: Marengo, Temp. Chairwoman, Ovanessoff, Van Galder, Pitrofsky, Underwood, Parker, Forbes

1. **Public Comment** – Issues not on today’s agenda (2 minutes maximum.)

None

2. **Chair Report / Board Discussion**

- a. Review and Approve May Minutes

Minutes not available.

- b. Issues regarding PDO compliance and means to promote enforcement.

None

3. **Recommendations to CPA Committee**

- a. **Project Name:** La Jolla Rec Center

Address: 615 Prospect Street, La Jolla, CA 92037

Project Number: n/a

PDO Zone: zone 6

Applicant:

Agent:

City Project Manager: None

Date of App Notice: None

Compliance Issue: Review the present signage at the Rec center to determine if it is in compliance with PDO.

Marengo informed the Committee that Cindy Greatrex had e-mailed her earlier and informed her that this issue has been resolved and that the matter is now closed.

- b. **Project Name:** La Valencia Hotel

Address: 1132 Prospect Street, La Jolla, CA 92037

Project Number: n/a

PDO Zone: zone 1

Applicant:

Agent:

City Project Manager: None

Date of App Notice: None

Clarification/Correction to the Minutes: Clarification/corrections of the minutes as it pertains to the windows of the building.

Discussion between members regarding this item. Ovanessoff explained his notes of that day and a copy of the handwritten notes was provided to all members for review.

Underwood Motion: "Amend the minutes to accurately reflect the handwritten notes for the meeting of 9/21/15 for the information Item 5a to indicate that the "Applicant will try to keep the windows in the same location."

Seconded: Van Galder

Vote: 6-0-1 Passes

4. Recommendations to DPR Committee

a. None

5. Information Items

a. None

Meeting adjourned at 4:30

Respectfully submitted,
Peter Ovanessoff, Acting Secretary.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION
JULY 2016 MINUTES**

1. **4:00pm Welcome and Call to Order:** Tony Crisafi, Chair – a 4:05pm
2. **Adopt the Agenda**
Steck/Preisendorfer 5-0-1 (Edwards out of room)
3. **Adopt June Minutes**
Steck/Crisafi 4-0-2
4. **Non-Agenda Public Comment:** 2 minutes each for items not on the agenda - none
5. **Non-Agenda Committee Member Comments**
 - a. Emerson – recommends that applicants date/time/photo document site posting before mtg
6. **4:05pm Chair Comments**
 - a. recommends that applicants date/time/photo document at time of initial site posting
 - b. Mtgs are conducted under robert’s rules of order, chair will open project mtg discussion for public after applicant presentation and committee discussion
7. **Project Review:**
 - a. **4:10-4:30pm JONES RESIDENCE– 4TH REVIEW**
 - Project #: 432689
 - Type of Structure: Single Family Residence
 - Location: 2315 Rue De Anne
 - Applicant’s Rep: Brian Will 619-204-3739
 - Project Manager: Edith Gutierrez 619-446-5147 EGutierrez@sandiego.gov
 - **Project Description:** LA JOLLA (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single family residence and construct a new 4,975 sq ft. 2-story single family residence with attached garage and pool at 2315 Rue De Anne. The 0.351 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan Area. Council District 1.

Motion that “Findings can be made...” Crisafi/Gordon. Motion passes 4-1-1. (Edwards against, Steck abstain)

MAY ACTION: Motion by Gordon, second by Emerson, that findings can be made on a preliminary basis for the split level house design dated 5/21/2016, and that applicant shall return with city cycle issues for final review.

April Meeting: Motion by Ducharme, second by Gordon: that the project return to the LJSPRC with: 1. Street massing diagram in elevation form and 2. Include adjacent neighbor structure setbacks on east/west site section. Motion passes 6-0-0.

MARCH MEETING: Motion by Crisafi, second by Donovan to be continued to future meeting. Request the appliance respond to the following issues:

1. Proposed massing, bulk and scale, step back second floor on East side.
 2. Refer to first 2 bullet points and images on page 5, La Jolla Shores Design Manual for guidance.
 3. Provide photo survey/ massing study of proposed design in context with existing homes on the South side of Rue de Anne
 4. Provide Shading Study along East property line.
 5. Consider utilizing existing North yard grade rather than raising 18"
- The motion passed 5-0-0.**

b. 4:30-5:50pm 2702 COSTBELLE SDP – 2ND REVIEW

- Project #: 460884
 - Type of Structure: Single Family Residence
 - Location: 2702 Costebelle Drive
 - Applicant's Rep: Ali Fakhimi 619-309-9831 salami27@gmail.com
 - Project Manager: Edith Gutierrez 619-446-5147 EGutierrez@sandiego.gov
- i. **Project Description:** LA JOLLA (Process 3) Site Development Permit for a remodel and a 10,254 sq ft, 2-story over basement addition to an existing residence, new pool and site improvements at 2702 Costebelle Dr. The 0.459 acre site is in the SF zone of the La Jolla Shores Planned District within the La Jolla Community Plan area. Council District 1.

Motion that "Findings can be made..." Steck/Edwards. Motion passes 4-1-0.

JUNE ACTION:

This was informational only, as the architect was not present. Ryan Farhood, the project's contractor, made the presentation. Story poles have been in place for a couple months, and he showed us a letter from the CC&R committee. No action was taken.

c. 4:50-5:10pm CARDENAS RESIDENCE – 2ND REVIEW

- Project #: 445629
- Type of Structure: Single Family Residence
- Location: 8466 El Paseo Grande
- Applicant's Rep: Bill Hayer / 858-792-2800
- Project Manager: Glenn Gargas / 619-446-5142 / ggargas@sandiego.gov
- Project Description: La Jolla (Process 3) Site Development Permit and Coastal Development Permit to demolish an existing single family residence and construct a new 6,698 sq.ft. single family residence with attached garage at 8466 El Paseo Grande. The 0.27 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan.

Motion that "findings can be made..." Steck/Gordon. Motion passes 4-1-1. (Emerson against, Crisafi abastain – neighbor former client)

JUNE ACTION: A motion that "findings could be made" was made by Steck, and seconded by Du Charme. It received a 2-2-1 vote, and was therefore not approved. Steck and Du Charme voted in favor, Edwards and Emerson were opposed, and Crisafi abstained.

d. 5:10-5:30pm HERR RESIDENCE – 1ST REVIEW

- Project #: 456772
- Type of Structure: Single Family Residence (addition)
- Location: 8452 La Jolla Shores Lane
- Applicant's Rep: Bill Metz 619-276-1885 billmetzarchitect@mac.com
- Project Manager: Marlon Pangilinan 619-235-5293 mpangilinan@sandiego.gov
- Project Description: PRELIMINARY REVIEW La Jolla Shores (Single Disciplinary Review to determine if project is minor in scope / exempt from CDP OR major in scope and requiring a CDP & SDP). The 0.189 acre site is in the LJSPD-SF zone of the appealable coastal zone and the La Jolla Shores Plan District Community Plan. The project is currently a 2 story single family residence with 2 bedrooms and a guest studio and proposes to add another 2 bedrooms with one bathroom and roof deck over the existing garage, not affecting the footprint / ground space. The proposed project is approximately 689 square feet and will be 12 inches less than the existing ridge line of the existing 2 story residence

**Motion that this project be presented to the LJ Shores Advisory Board. Emerson/Edwards.
Motion passed 6-0-0.**

8. CORRECTION TO JUNE 2016 PRC MINUTES:

- a. In the official minutes that were distributed for the July 8th meeting of the LJCPA 7734 Esterel Drive was not included. Please see correction below:

5:10-5:30pm 7734 ESTEREL DRIVE – 1ST REVIEW

- Project #: 480979
- Type of Structure: Single Family Residence
- Location: 7734 Esterel Drive
- Applicant's Rep: Michael Kinoshita 858-268-8176 michaelk@mkainc.com
- Project Manager: Morris Dye 619-446-5245 MDye@sandiego.gov
- **Project Description:** LA JOLLA (Process 3) Site Development Permit for the demolition of existing single dwelling unit and construction of a single dwelling unit with a companion unit with total area of 6,129 square feet. The 0.53 acre site is at 7734 Esterel Drive in LJSPD-SF zone of the La Jolla community plan area within Council District 1.

Steck made a motion that "findings can be made", which was seconded by Edwards. The vote passed 5-0-0.

9. Adjourn to next PRC meeting Tuesday, August 26, 2016 @ 4:00 p.m. – at 6:15pm

MEETING PROTOCOLS FOR PROJECT REVIEW:

- The meeting will proceed in three parts:
 1. Presentation by the Applicant:
 - a. The applicant presents the proposal and Members of the Committee may request information or clarification. No public comment is heard in this part.
 2. Public Comment:

- a. Members of the public may address the Committee about the proposal.
- 3. Deliberation by the Committee:
 - a. The members of the Committee discuss the proposal. Note that the members of the Committee may initiate questions of the Applicant and the Members of the Public during this part. The deliberation may lead to requests for additional information or to a resolution and voting.
- The Committee may elect to impose time limits on presentations by the Applicant, comments by Members of the Public, and other participants as judged by the Committee to manage available time.

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD
JULY 2016 MINUTES
MEETING CANCELLED**