



# La Jolla Community Planning Association

Regular Meetings: 1<sup>st</sup> 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](http://www.lajollacpa.org)

Voicemail: 858.456.7900

Email: [info@lajollacpa.org](mailto:info@lajollacpa.org)

President: Cindy Greatrex

Vice President: Helen Boyden

2<sup>nd</sup> Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

## DRAFT AGENDA

### Regular Meeting | Thursday, 5 January 2017, 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: Councilmember Barbara Bry

Rep: **Daniel Orloff**, 619-236-6611, [dorloff@san Diego.gov](mailto:dorloff@san Diego.gov)

##### 4.2 78<sup>th</sup> Assembly District: Assemblymember Todd Gloria

Rep: **TBD**

##### 4.3 39<sup>th</sup> Senate District: State Senator Toni Atkins

Rep: **Toni Duran**, 619-645-3133, [Toni.Duran@sen.ca.gov](mailto:Toni.Duran@sen.ca.gov)

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

##### 5.1 Oath of Office: Two New Trustees

##### 5.2 City Council District 1: Staff Introduction by Councilmember Barbara Bry

##### 5.3 ACTION ITEM: Motion to appoint Beth Gaenzle as LJCPA appointee to LJDPR

##### 5.4 Vic Salazar, City of San Diego Community Liaison, representing two pipeline projects:

La Jolla Scenic Drive Project, currently in design phase, and Water and Sewer Group Job 814 on Prospect Place, between Cave St and Torrey Pines Rd. following the Holiday Moratorium.

#### 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@san Diego.gov](mailto:mpangilinan@san Diego.gov)

##### 6.2 UCSD - Planner: Anu Delouri, [adelouri@ucsd.edu](mailto: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.

*If a Sign Language Interpreter, aids for the visually impaired, or Assisted Listening Devices (ALDs) are required, please contact the City's Disability Services Coordinator at 619-321-3208 at least (5) five work days prior to the meeting date to insure availability.*

- 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>
- 9.3 **UC San Diego Long Range Development Plan CAG** <http://lrpd.ucsd.edu>

## 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 TBD, 2nd & 3rd Tuesday, 4:00 pm PRC –  
La Jolla Shores Permit Review Committee, Chair Dave Gordon 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 trailed to the next LJCPA meeting.**

### 10.1 7435 EADS AVENUE 7435 & 7437 Eads Avenue **CDP/MW**

(Process 3) Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. This 0.16-acre site is located at 7435 & 7437 Eads Avenue, in the RM-1-1 zone of the La Jolla Community Plan area, in the PIOZ Coastal Impact and Coastal Height Limit Overlay Zone.

**DPR RECOMMENDATION:** Findings **CAN** be made for a Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. 7-0-1

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 **ACTION ITEM: RUTGERS ROAD STREET VACATION** NE of Cass at Van Nuys Streets **Street Vacation and Slope Easement Vacation**

LA JOLLA/PACIFIC BEACH (Process 5) IO #14000993 Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The 0.1291 acre site is in the RS-1-7 zone within the La Jolla and Pacific Beach Community Plan Areas. Council Districts 1 and 2.

**DPR RECOMMENDATION:** Findings **CAN** be made for a Street Vacation and Slope Easement Vacation of an unimproved portion of Rutgers Road located at the northeast corner of the intersection of Cass St and Van Nuys St. The Committee recommends that the City adjust the boundaries of the two Committee Plan areas such that the lot in question is wholly in one Community Plan area. 5-0-1

**12.0 ACTION ITEM: JAIN RESIDENCE 1421 Soledad Avenue CDP**

CDP Process 2 for demolition of an existing 1,878.4 sf residence and attached garage on a 7,647 sf lot, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf (2) car garage located at 1421 Soledad Av in RS-1-5, Coastal Overlay (Non Appealable-Area 1), Coastal Height Limit Overlay Zone of the La Jolla Community Plan.

**DPR RECOMMENDATION:** Findings **CAN** be made for a CDP Process 2 for demolition of an existing 1,878.4 sf residence and attached garage on a 7,647 sf lot, and construction of a new 3,225 sf (2) story residence over 778 sf walk out basement and 563 sf (2) car garage located at 1421 Soledad Av in RS-1-5, Coastal Overlay (Non Appealable-Area 1), Coastal Height Limit Overlay Zone of the La Jolla Community Plan. 5-0-1

**12.0 Selection of the February LJCPA Minutes-Taker**

**13.0 Adjourn to next LJCPA Meeting: 2 February 2017, 6:00 PM**



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## DRAFT MINUTES

### Regular Meeting | Thursday, 1 December, 6:00 pm

Trustees Present: Ahern, Boyden, Courtney, Donovan, Emerson, Greatrex, Little, Merten, Rasmussen, Shannon, Weiss, Will

Trustees Absent: Brady, Collins, Ragsdale, Steck

- 1.0 Welcome and Call To Order: Cindy Greatrex, President. Meeting was called to Order at 6:00 PM with advisory to turn off or silence mobile devices and that the Meeting is being recorded.
- 2.0 Adopt the Agenda (11-0-1) Motion Carries.
- 3.0 Motion to Approve the October Meeting Minutes (11-0-1) Motion Carries.
- 4.0 Elected Officials Report
  - 4.1 Council District 1: Council President Sherri Lightner  
Rep: Justin Garver, 619-236-6611, [jgarver@sandiego.gov](mailto:jgarver@sandiego.gov) Not present
  - 4.2 78th Assembly District: Speaker Emeritus of the Assembly Toni Atkins  
Rep: Victor Brown, 619-645-3090, [victor.brown@asm.ca.gov](mailto:victor.brown@asm.ca.gov) Not present
  - 4.3 39th Senate District: State Senator Marty Block  
Rep: Sarah Fields, 619-645-3133, [Sarah.Fields@sen.ca.gov](mailto:Sarah.Fields@sen.ca.gov) Not present
- 5.0 President's Report
  - 5.1 **Announcement of Special Election: 3:00- 7:00 PM onsite. Polls close at 7:00 PM**
  - 5.2 **ACTION ITEM:** Motion by the LJCPA to support the dissolution of the La Jolla Community Parking District due to eight years of inactivity.  
Public Comment from Claude Anthony Marengo and Sheila Fortune, speaking of the LJ Parking

District and to parking regulations specific to La Jolla. Trustee Weiss speaks to Rep. Scott Peters position on districts although attempts at paid parking had not swayed residents. Trustees Courtney and Little state that there are too many unanswered questions in the request. Motion for dissolution fails to carry (10-1-1).

**5.3 ACTION ITEM: Appointment of Claude Anthony Marengo to DPR as LJCPA appointee**

Trustee Little reads a LJA article where Marengo states that LJCPA should not be handling code compliance.

Trustee Ahern discusses creative abrasion and why it is good to have differing opinions. Claude Anthony Marengo states that LJCPA should not be handling Code Compliance and is an Advisory Board. Motion is not made to appoint Marengo.

**5.4 ACTION ITEM: Appointment of Myrna Naegle to LJSRPC as LJCPA appointee**

In Public Comment, Bob Whitney references code compliance issues with parking spaces in a building owned by Naegle. Kim Whitney thanks Naegle for stepping up to run, and asks if a committee member can run if they are in a lawsuit, i.e. can that person be indemnified. The answer from the Chair is yes. Naegle states in response that she is in compliance and has a document from the City stating this. Motion to appoint Myrna Naegle carries (10-0-2). Brian Will abstains due to lack of familiarity with applicant.

**5.5 La Jolla View Reservoir in the [La Jolla Heights Natural Park](#), Discussion.**

Applicant did not appear but Patrick Ahern gave group a brief update on Mitigated Negative Declaration requests and states this will reappear at community meetings.

**6.0 Non-Agenda Public Comment:**

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

- 6.1 UCSD - Planner Anu Delouri [adelouri@ucsd.edu](mailto:adelouri@ucsd.edu), <http://commplan.ucsd.edu> Not present.
- 6.2 City of San Diego City Planning Marlon Panginilian: Present in Polling Room, no report

**Non-Agenda Public Comment (continued)**

Tom Rushfeldt and Brenda Fake discuss Coast Walk property with a City-owned slope easement in violation of Municipal Code. They describe code compliance issues around this sensitive slope. They read from City documents via FOIA documents that a permit may have been granted using false information. Sally Miller: Spoke against Deco Bike in La Jolla and the potential loss of 18 parking spaces. Also suggests that people come up with ideas to improve the new trolley line pillars Cindy Lynch: Bike lanes on Gilman Drive are a concern. Michael Costello introduces Beth Gaenzel, who is interested in serving on DPR.

**7.0 Non-Agenda Trustee Comment:**

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

- 7.1 Janie Emerson: Concern on bikers safety on turn from Torrey Pines to Prospect. It is not clear

Road is shared. Helen Boyden: Discusses bike lane on Gilman and gives audience member Cindy Lynch the names of City Engineers on the project. Trustees Weiss, Donovan and Little express concern over the Gilman project and ask that it return as an Action item vs. an Information item. Dan Courtney recommends that the City remove Parade signs earlier in La Jolla than they are currently removed. Patrick Ahern suggests that we try to mitigate Deco Bikes impact vs. fighting it whole.

**8.0 Officers' Reports**  
**8.1 Treasurer's Report by Janie Emerson**

Beginning Balance as of 11/1/16	\$ 358.41
Income	
Collections	220.75
CD Sales	0
Total Income	220.75
Expenses	
AT&T Telephone	72.78
Total Expenses	(72.78)
Net Income/(Loss)	147.97
Ending balance as of 11/31/16	\$ 506.38

**8.2 Secretary Report:**

Patrick Ahern stated: If you want your attendance recorded today, you should sign in at the back of the room. There are two sign-in lists: One for LJCPA members and government representatives and 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](http://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 Reports from Ad Hoc and non-LJCPA Committees - Information only unless noted.

8.1 Community Planners Committee: No report

9.2 Coastal Access & Parking Board: No report

9.3 UC San Diego Long Range Development Plan CAG: No report

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10.0 Consent Agenda - Action Items (continued)

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**10.3 WEBB RESIDENCE** 5192 Chelsea Street **CDP and SDP**

(Process 3) Coastal Development Permit and Site Development Permit (for Environmentally Sensitive Lands) to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet. The 0.24 acre site is located within the Appealable Coastal Zone at 5192 Chelsea Street in the RS-1-7 Zone of the La Jolla Community Plan. (Ref. PTS 449388 for pool permit).

**DPR RECOMMENDATION:** Findings **CAN** be made for a Coastal Development Permit and Site Development Permit to partially demolish an existing single dwelling unit and build a 730 square foot addition to the existing home, totaling 7,343 square feet at 5192 Chelsea St. The Committee recommends that the rolled curbs be retained as they are a feature of the character of the neighborhood, and they are feature of safety for bicyclers and skateboarders. 5-0-1

**10.4 EXTENSION OF GREEN ZONE PARKING ON HIGH AVENUE**

Request to extend the existing green zone parking on south side of High Ave adjacent to animal care office at 1135 Torrey Pines Road to provide for additional customer parking.

**T&T RECOMMENDATION:** Motion to Approve extending the two green zone parking spaces to include the two non-green zone parking spaces on the south side of High Ave at 1135 Torrey Pines Road 5-1-0

**10.5 LA JOLLA HALF MARATHON** Request for Temporary Street Closure and No Parking areas related to the 36th annual event based at Scripps Park on Sunday April 23, 2017.

On Sunday April 23, 2017 the Kiwanis of La Jolla will host the 36th annual La Jolla Half Marathon & La Jolla Shores 5K. The half marathon will start at Del Mar Fairgrounds through Torrey Pines State Park, along La Jolla Shores, up Torrey Pines Rd and down to the finish line at Ellen Browning Scripps Park at La Jolla Cove. The 5K starts on La Jolla Shores Drive, 3.1 miles from the finish line.

**T&T RECOMMENDATION:** Motion to Approve Temporary Street Closures and No Parking areas related to La Jolla Half Marathon event ending at Scripps Park on April 23, 2017 6-0-0

**10.6 YELLOW ZONE PARKING REQUEST** for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road

Avis Auto Rental on the corner of Herschel Ave and Torrey Pines Road. Avis Auto Rental keeps their cars in the Bank of America parking garage on Kline Street. When a customer requests a rental, Avis employees go to the parking garage to get one for them but there is no place to park the rental once they have it so they often have to double park the vehicle. Avis is requesting one commercial parking space on the Herschel side of their building to stage the transfer

**T&T RECOMMENDATION:** Motion to Deny the Request for one Commercial Parking Space on Herschel Ave adjacent to Avis Auto Rental at 1110 Torrey Pines Road. 6-0-0

Item 10.1 is pulled by Trustee Merten. Item 10.2 is pulled by Trustee Little.

Motion to Adopt the recommendations of the committees and Approve Consent Agenda Items of 10.3 through 10.6: (Ahern/Courtney 10-0-1). Motion Carries.



(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: NO ACTION ITEMS

12.0: Selection of January 2017 Note Taker: Dan Courtney

13.0: Results of December Special Election, Prepared by Election Representative Janie Emerson, Presented by President Greatrex:

- 64 Ballots Cast
- Votes Received:
- Mike Costello: 50
- Sheila Palmer: 29
- Dave Gordon: 25
- Write-In's: 0

Michael Costello is granted a two-year term. Sheila Palmer is granted a five-month term.

**LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
DECEMBER 2016 MINUTES**

**Attending 12/13/16:** Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will, Zynda

**Attending 12/20/16:** Collins, Costello, Kane, Leira, Ragsdale, Welsh, Will, Zynda

**1. Election of a Chair Pro Tem**

**SUBCOMMITTEE MOTION 12/13/16:** To elect Mr. Costello Chairman Pro Tem until the Committee elects a permanent Chair.

( Leira / Kane 7-0-1)

In Favor: Collins, Kane, Leira, Ragsdale, Welsh, Will, Zynda

Oppose: 0

Abstain: Costello

**Motion Passes**

**2. ROBERTS RULES:**

**12/20/16:** The Applicant will be allowed to present their project without interruption. After a complete presentation Committee Members should ask questions. Committee Members will be recognized by the Chair before asking questions, etc. Committee Members will not be recognized a second time until all Committee Members have had a chance to ask questions. Following Committee questions and comments, the Public will have an opportunity to ask questions, give feedback. Members of the public will not be recognized a second time until all members of the public have had a chance to ask questions. Then the matter will return to

Committee for deliberation and motion and discussion when appropriate.

### 3. NON-AGENDA PUBLIC COMMENT

**12/13/16: Costello:** Interested in moving the community groups' activities more into the digital age. A) 10 yr ago I suggested that the CPA, etc, have presentations by PowerPoint. But this stalled because we couldn't get funds for a projector, or decide whose computer to use. Time solved this as the Rec Center now has a projector, and all presenters have a computer. B) We should ask Elizabeth Maland to help us with digital transcription methods of minutes. C) If we can find a way to protect copyrighted documents, electronic submission of plans would help committees and reduce paper use.

**12/13/16: Kane:** Thanked Ms. Maria Duran, of the LJ Light, for her great article on the La Jolla Post Office.

**12/20/16: Kane:** Rutgers street vacation: The matter was pulled at LJCPA and will be heard at the January meeting. What can be done with steep hillside vacant land. Parks and Beaches aren't interested. Expensive to manage as park. Community Plan calls for seizing all opportunities to keep/increase public open space. There was a prime example of a hillside in Santiago, Chile by this years Pritsker prize winner. Please attend January CPA meeting if you have an opinion.

**12/20/16: Kane:** Condo conversion and discussion relating to last week's Eads project: The area is zoned for 3000 sf minimum lot. Ms Kane's research suggested it is "not permitted, but allowed". The community plan calls for medium density in this area which equates to approx. 2900sf lot. The municipal code requires condominiums to dedicate a percent of the lot area to be common open space. Additional steps required for "small lot subdivision". Costello suggested this item be continued as an agenda item and the next DPR meeting Jan 10.

### 4. APPROVAL OF MEETING MINUTES

Minutes of the meeting November 15, 2016

**SUBCOMMITTEE MOTION 12/13/16:** To approve the Meeting Minutes of November 15, 2016 as presented.

( Leira / Will 6-0-2)

In Favor: Collins, Leira, Ragsdale, Welsh, Will, Zynda

Oppose: 0

Abstain: Costello (as Pro Tem), Kane

**Motion Passes**

Minutes of the meeting December 13, 2016

**SUBCOMMITTEE MOTION 12/20/16:** To approve the Meeting Minutes of December 13, 2016 with one edit.

(Collins/Ragsdale 7-0-1)

In Favor: Collins, Leira, Kane, Ragsdale, Welsh, Will, Zynda

Oppose: 0

Abstain: Costello (as Pro Tem)

**Motion Passes**

## **5. FINAL REVIEW 12/13/16**

Project Name:	745 Eads CDP/MW	Permits:	CDP & TM Waive 7435 & 7437 Eads Av
Project No.:	506361	DPM:	Glenn Gargas
Zone:	RS-1-7	Applicant:	Beth Reiter

(Process 3) Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. This 0.16-acre site is located at 7435 & 7437 Eads Avenue, in the RM-1-1 zone of the La Jolla Community Plan area, in the PIOZ Coastal Impact and Coastal Height Limit Overlay Zone.

### **APPLICANT PRESENTATION 11/15/16** (Beth Reiter, CE, Mark Scialvane)

A four-page handout of annotated photographs of the present day project site was distributed.

The units will undergo minor upgrading. The requirement for a CDP is because of the location. 3.25 parking spaces are required, 5 off-street parking spaces are planned. Bishops Lane, behind the property, will be repaved as per City instructions. On site utility wires will be undergrounded. Trash pick up is done from both the alley, Bishops Lane, and the street, Eads Avenue. The landscaped area of the lot is 25% and will remain at 25%.

### **APPLICANT PRESENTATION 12/13/16** (Beth Reiter, CE, Mark Scialvane)

This is for a two-unit condo conversion, each to be sold separately. There are changes to the previously presented plans with approximatedly 8 ft addition to one of the units. Private and common areas are not established. There will be CC&Rs, but they aren't written yet. Because of the City density requirement the lot is too small for a lot split. FAR, .75 allowed, .50 proposed. Required by City to repave the alley.

### **PROVIDED FOR FINAL REVIEW 12/13/16:** *Italics indicates applicant reply.*

- a) Please indicate the location for trash cans on the plans. *Done, storage will be off street and alley, not visible from street or alley.*
- b) Please provide distances, measurements on plans. *Staircase will be removed, now stairs will be interior.*
- c) Please update the landscaping plan, and use green color. *Done.* d)
- Show relocated fence, and additional landscaping. *Done.* e)
- Indicate measurements of the courtyard staircase and patio areas. *Removed from the plans.*
- f) Please provide plans for the upgraded arbor columns (or trellis columns). *Removed from the plans.*

**Committee discussion:** Committee member Kane commented that the proposal for a two-unit condominium was a de facto lot split, especially since there is limited common area (none was presented on the map provided and there was no indication of which private space areas were associated with each unit) and there were no CC & R's. Kane also noted that several condo maps have been recently presented to DPR for review in this neighborhood and expressed concern that the neighborhood zoning was being changed one project at a time and without community knowledge or discussion. Ms. Reiter confirmed that there have been similar comments associated with condo conversion proposals in North Park and Hillcrest. Kane asked that the CPA raise the issue of creeping neighborhood zone change associated with condo conversion maps with the City Planning and Development Services departments for study and resolution. Other comments included the inadequacy of the information regarding private and common areas, and CCR's which will be determinant of future use and development in conjunction with underlying zoning. Comentaries included that since the City does not have control of CCR's these should not be our concern. Issues of future improvements are a definite concern regarding scale and character.

**SUBCOMMITTEE MOTION 12/13/16:** Findings can be made for a Coastal Development Permit & Map Waiver for a condominium conversion of 2 units. At 7435 & 7437 Eads Avenue, in the RM-1-1 zone. ( Will / Collins 7-0-

1) In Favor: Collins, Kane, Leira, Ragsdale, Welsh, Will, Zynda

Oppose: 0

Abstain: Costello (as Pro Tem)

**Motion Passes**

## **6. PRELIMINARY REVIEW 12/20/16**

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

Project Name: Caplan Residence

Permits: CDP & SDP

1418 Park Row

Project No.: 510426

DPM: Will Zounes

Zone: RS-1-7

Applicant: Tim Golba

\*Sustainable Expedite \* (Process 2) Coastal Development Permit for the demolition of a single family residence and construction of a 4,302 sq ft, 2-story single family residence with a 579 sq ft garage located at 1418 Park Row in the RS-1-7 zone within the La Jolla Community Plan, Coastal Height Limit Overlay Zone, Coastal Overlay Zone (Non-Appealable-2), and CD 1 (Historical see PTS#442564)

**APPLICANT PRESENTATION 12/20/16:** (Tim Golba, Sarah Horton)

- 8,747sf lot, .56 FAR allowed (4,898sf allowed), 4,881sf proposed
- 4 bedroom, 2-story, 4302 sf + 579 sf garage
- Max Height 26'-6", Side setback 7'-1" and 6'-8"
- The project is sustainable expedite:
  - Solar panels for 50% of power requirement
  - T24 requirements +15%
  - Car charger in garage
  - Interlocking (pervious) pavers for driveway
- Only open wrought iron rail at roof deck reaches max height. The rest of building mass is approx. 12" lower
- The garden wall at front is 2' solid with 12" wrought iron

## **COMMITTEE DISCUSSION/QUESTIONS**

- Park Row street trees. Can palms be used?
- English garden precedence in neighborhood.
- Suggestion to hide the 3-6" of stucco parapet at roof deck and make only the iron guard rail

visible

- Suggest to look at neighborhood and propose “open” front yard fence or shrubbery
- Look at grass/greenery to break up driveway and additional treatment of garage door
- Project looks good! An improvement over other “boxes”
- Historic was cleared by previous owner approx. September 2015.

**Please Provide for FINAL REVIEW**

- a. Provide Landscape Plan. Indicate which trees (and what species) will remain.
- b. Audit neighborhood for more open front yard fence alternative
- c. Reduce visible roof parapet to only wrought iron
- d. Consider adding greenery interlaced into driveway
- e. Consider additional garage door treatment to break up solid mass.
- f. Determine if Palms are allowed as street tree. Name proposed street trees
- f. Provide information on drainage and pump from rear of property.

**LA JOLLA SHORES PERMIT REVIEW COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
DECEMBER 2016 MEETING MINUTES NOT YET AVAILABLE**

**LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE  
LA JOLLA COMMUNITY PLANNING ASSOCIATION  
DECEMBER 2016 MEETING CANCELLED**

**LA JOLLA TRAFFIC AND TRANSPORTATION BOARD  
DECEMBER 2016 MEETING CANCELLED**