



La Jolla Community Planning Association

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

Contact Us:

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President: Cindy Greatrex

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT AGENDA

Regular Meeting | Thursday, 1 June 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: **Mauricio Medina**, 619-236-6611, mmedina@sandiego.gov

4.2 78th Assembly District: Assemblymember Todd Gloria

Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov

4.3 39th Senate District: State Senator Toni Atkins

Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

5.0 President's Report – Information only unless otherwise noted

5.1 2017-18 LJCPA Committee Appointment Ratifications ACTION ITEM

5.2 Extndng the sound wall along LJ Parkway, south side ACTION ITEM

5.3 Request City to regularly trim vines and trees on the fences and on City property on the slope of the fences on the north side of Torrey Pines Rd Melinda Merryweather ACTION ITEM

5.4 Climate Action Campaign, Community Choice Energy Proposal: Alicia Race, Community Choice Energy Coordinator ACTION ITEM

5.5 LJCPA Rotating Minutes- Taker Cycle: 2027-2018 ACTION ITEM

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

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.

9.0 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>

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 LA JOLLA CRAFTED WINES: TASTING ROOM 5621 La Jolla Blvd.

ZONE 4: Applicant wishes install a piece of public art on the side of the building he occupies produced by La Jolla artist Ted Bessell.

PDO regulations allow public art as long as it does not advertise the business it is attached to. This would be considered as signage for this business. For this reason, she could not support the approval of this project. [142.120, subsection a, section 3].

PDO RECOMMENDATION “Under the section cited earlier, we find that this public art does **not** conform with the PDO regulations as the public art is in deemed to be an advertisement for the business it is attached to.”: 5-1-0

10.2 MOJHEDI RESIDENCE 7567 High Avenue CDP

LA JOLLA (Process 2) FLAT FEE - Coastal Development Permit to demolish an existing single-family residence and construct a two-story single-family residence totaling 5, 190 square feet. The 0.2-acre site is located within the Coastal Overlay zone (Non-Appealable) at 7567 High Avenue in the RS-1-7 of La Jolla Community Plan within Council District 1.

DPR RECOMMENDATION: Findings **can** be made for a Coastal Development Permit to demolish an existing single-family residence and construct a two-story single-family residence at 7567 High Avenue. 7-0-1

10.3 SHORE HOUSE RESTAURANT 2236 Avenida de la Playa NUP SDP

Neighborhood Use Permit and Site Development Permit for encroachment of a new 250 square foot shade structure, sidewalk cafe, outdoor seating, dog house, enhanced paving and seating benches built without permit or EMRA within the right of way and visibility area. The site is located at 3336 Avenida de la Playa within the Coastal Overlay Zone (Non- Appealable) within the LJSPD-CC zone within Council District 1. Code Enforcement Case no. 224970. Note : The dog house that Development Services Department ordered to be removed is covering unsightly and hazardous plumbing (backflow preventer) in the city right of way and if not covered will present a trip hazard.

PRC RECOMMENDATION: Findings can be made for a 250 square foot sidewalk cafe, pavers, seating, benches, and dog house at 3336 Avenida de la Playa and for keeping the existing shade structure with a variance and Coastal Development permit. 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 CALLE CHIQUITA RESIDENCE 2326 Calle Chiquita CDP & SDP

LA JOLLA (Process 3) Coastal Development and Site Development Permit to demolish an existing 4453 sq ft residence and construct a new 8,697 sq ft two-story single family residence over a 4,628 sq ft basement/ garage. The 0.75 acre (32,670 sq ft) site is located at 2326 Calle Chiquita within the non-appealable Coastal Overlay Zone within LJSPD-SF base zone within Council District.

PRC RECOMMENDATION: Approve request as stated.

12.0 Selection of the July LJCPA Minutes-Taker

13.0 Adjourn to next LJCPA Meeting: 6 July 2017, 6:00 PM

LA JOLLA COMMUNITY PLANNING ASSOCIATION MAY MINUTES TO FOLLOW

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

Committee Report – May 2017

Attending 5/9/2017: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will, Zynda

Attending 5/16/2017: Collins, Costello, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will, Zynda

1. NON-AGENDA PUBLIC COMMENT

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

5/9/17: Bill Robbins: Announced the Rec. Center was getting some upgrading. There will be rewiring and bathroom remodeling. A survey is being conducted and public input is needed. Asked that people participate and handed out cards with the website www.reviveLJRC.org for people to do so.

5/16/17: Collins: Raised a concern that the Condo conversion checklist may be overreaching. We cannot ask for information that is not required by the city DSD.

2. APPROVAL OF MEETING MINUTES

SUBCOMMITTEE MOTION 5/9/2017: To approve the Meeting Minutes of April 18, 2017.
(Collins / Ragsdale 6-0-1)

In Favor: Collins, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will, Zynda
Opposed: None
Abstain: Costello
Motion Passes

Meeting March 9, 2017

Correction: Brian Will was not in attendance. Continued until 13 June 2017.

3. PRELIMINARY REVIEW 5/9/17

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

Project Name:	Kolmar Residences	Permits:	CDP & PDP
	257 Kolmar Street		
Project No.:	490118	DPM:	Morris Dye (619) 446-5201
Zone:	RM-1-1	Applicant:	Daniel Linn

(Process 2) Coastal Development Permits to demolish an existing residence for the construction of two detached residences on two contiguous lots with a combined total of 4,528 sq ft at 257 Kolmar St. The 0.114 acre site is in the RM-1-1 zone, Coastal (Non-Appealable) overlay zone within the La Jolla Community Plan area.

APPLICANT PRESENTATION: 5/9/2017 (Daniel Linn)

The original structure was built in the 1950s. Two independent houses are proposed, each with a garage. Each 2-stories with a small third level room. 3 bedrooms, 2.5 bath. Each lot is 25 ft x 100 ft.. Alley to the rear requiring a 2.5 ft dedication to widen alley for conformance. Parking will be from the alley, both carports will have 2 sides open, 2 sides closed (not in FAR). Carport doors will face alley. No deviations requested. Kolmar is a View Corridor in the LJ Community Plan. Landscaping will include 2 trees. Lot coverage is about 80%. The owner will live in one house, rent or sell the other.

Please provide for the next presentation:

FOR FINAL REVIEW:

- Please provide a photo montage with 2 houses each side of the Project to illustrate Neighborhood Character.
- Please provide a section through the two buildings showing how they relate to each other, and show window alignment.
- Please provide a site plan. Indicate permeable concrete and vegetation.
- Provide a materials board.
- Please provide an areal photograph of the site.

This matter is continued to a later meeting.

PROJECT WAS NOT REVIEWED 5/16/2017

The Applicant requested this Item be continued until a later date.

4. PRELIMINARY REVIEW 5/9/2017

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

Project Name:	Moss Lane Vacation	Permits:	ROW Vacation & CDP
	Between 5725 & 5735 Dolphin Place		
Project No.:	517801	DPM:	PJ Fitzgerald
Zone:	RS-1-7	Applicant:	Jorge Palacios

LA JOLLA (Process 5) Public Right of Way Vacation and Coastal Development Permit for the vacation of a 20 foot wide unimproved portion of Moss Way located between 5725 and 5735 Dolphin Place. The 0.044-acre site is in the RS-1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area. Council District 1. (note related CDP: No. 40-0205)

APPLICANT PRESENTATION 5/9/2017: (Jorge Palacios, CE)

The Applicants request the vacation of Moss Lane ROW (a paper alley), and they would split the property between them. The Presenter represents both property owners adjacent to the paper alley. The adjacent property owners have been maintaining the lawn and landscaping of the ROW. The ROW is 20 ft wide and about 120 ft long.

DISCUSSION

- Adjacent property owner, **Larry Tannenbaum** indicated the public does not use this ROW for access to the part of Moss Lane that leads to the bluff. The steps on the Abalone Place side of the ROW were constructed by a previous owner as a condition of the CDP for the current house. The both owners maintain the ROW.
- Opposed to the vacation: **Melinda Merryweather** presented Figure H of the LJ Community Plan. She indicated a lot of people use the ROW and it should remain open to the public. There are far too few places left open in La Jolla, especially near the ocean. **Alexy Feral** opposes vacation. **Trent Wagenseller** said it is important to keep this open space, it is the only open space near there and the Community uses it. If we lose this space Coral Lane will be next. **Diane Kane** said that since people are using this ROW there is a proscriptive right of way. Since there was a CDP for the development of one of the houses that required the stairs and lawn, what else was required or agreed? We need to see that CDP. **Angeles Liera** likes the breaks in urban blocks like this one.

Please provide for the next presentation:

FOR FINAL REVIEW:

- a) Please explain the relationship of this application to the La Jolla Community Plan, (Especially Visual Access).
- b) Please explore and consider other options for this plan.
- c) Please research and provide any CDP relevant to this site and any conditions relevant to this ROW.
- d) Please consider that a proscriptive easement exists for this ROW, and provide reasoning that it does not exist.

This matter is continued to a later meeting (request 20 June 2017).

5. PRELIMINARY REVIEW 5/9/2017

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

Project Name:	Mojdehi Residence	Permits:	CDP
	7567 High Avenue		
Project No.:	527469	DPM:	Paul Godwin
Zone:	RS-1-7	Applicant:	Leticia Bonnet

LA JOLLA - (Process 2) FLAT FEE - Coastal Development Permit to demolish an existing single-family residence and construct a two-story single-family residence totaling 5,190 square feet. The 0.2-acre site is located within the Coastal Overlay zone (Non-Appealable) at 7567 High Avenue in the RS-1-7 of La Jolla Community Plan within Council District 1.

APPLICANT PRESENTATION 5/9/2017: (Leticia Bonnet, Siavash Khajezadeh)

A PowerPoint presentation was given showing neighborhood context, a site plan, and renderings of the project. No drawings or sections were presented. The lot is 9,436 sq ft, the house 5,190 sq ft. 1st floor is 2,900 sq ft, 2nd floor 1,800 sq ft, FAR is 0.55. 25 ft high. Detached garage to remain and the driveway is permeable.

SUBCOMMITTEE MOTION 5/9/2017: Motion to make the Preliminary Review the Final Review.

(Ragsdale / Kane 3-3-1)

In Favor: Collins, Kane, Leira, Ragsdale

Oppose: Gaenzle, Leira, Welsh

Abstain: Costello(Chair)

MOTION FAILS

Please provide for the next presentation:

FOR FINAL REVIEW:

- f) Please provide a photo montage with 2 houses each side of the Project to illustrate Neighborhood Character.
- g) Please provide a plan for a non-contiguous sidewalk making a parkway type sidewalk.
- h) Please provide sections and elevations, and illustrate the building envelope.
- i) Please provide a Landscaping plan.

This matter is continued to a later meeting (request return 16 May 2017).

APPLICANT PRESENTATION 5/16/2017: (Leticia Bonnet, Siavash Khajezadeh)

Applicant provided a 3D rendering with neighboring context, Plans included rerouting the sidewalk, Landscape plans, Building Sections, and Building Elevations.

Discussion Items:

The area calculations were corrected from the Agenda. (see above) There will be no lighting offsite, materials are stone, stucco, glass. Double Height space is 19'-10" to roof surface (counted twice in FAR). Parapet will screen AC equipment, One tree in front yard to be removed, Front wall height = 3'-0"

SUBCOMMITTEE MOTION: Findings can be made for a Coastal Development Permit to demolish an existing single-family residence and construct a two-story single-family residence at 7567 High Avenue.

(Welsh / Ragsdale 7-0-1)

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

Oppose: 0

Abstain: Costello, as Chair

Motion Passes

6. PRELIMINARY REVIEW 5/16/2017

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

Project Name:	Playa del Sur	Permits:	CDP & PDP
	902 Playa del Sur		
Project No.:	479656	DPM:	Edith Gutierrez (619) 446-5147
Zone:	RS-1-7	Applicant:	Daniel Linn

(Process 4) Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of five single family dwelling units for rent and attached garages with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 902 Playa Del Sur Street in the RM-3-7 zone of the La Jolla community plan area.

APPLICANT PRESENTATION 5/16/2017: Joe LaCava, Dan Linn

5 units in 4 structures. Bldg C has 2 units (Studio + 2 bedroom). Approx 60% impervious surface proposed where 90% existing. Parking for units A=2, B=2+2(underground), C=2+2(underground), D=2. Tandem zone allows 3 cars parked "tandem". Landscape between buildings (3') is just mulch. Deviation for narrower building separation (3' vs 6' required) and reduced front yard setback. Hardship of small lot with two front yards. Neighborhood is a mix of apts and SFR.

Discussion 5/16/2017:

Leira: Is a single building more appropriate for small lot? Missed opportunity to utilize narrow space between buildings. Prefer two buildings to 4. High square footage, could make smaller with more articulation.

Kane: Blank wall over unit C garage, please investigate architectural element to break up large plane.

Building Areas:

	Living	Garage	Basement
A	2318	419	0
B	2424	442	986
C1	2089	265	1050
C2	380	200	0
D	2370	426	0
Total	9581	1752	2036

Please Provide for FINAL PRESENTATION:

1. Street scape with 2 adjacent buildings
2. Request to investigate 2 buildings instead of 4
3. Architectural element to break up unit C mass over garage (Trellis?)
4. Can Studio unit have a front patio?
5. Provide cut-sheet for auto lift.

This matter is continued to a later meeting (request return 13 June 2017).

7. DISCUSSION ITEM 5/9/2017 and 5/16/2017 - CONTINUED FROM 2/21/17, 4/11/2017, 4/18/2017

Overview of recent approvals of condo conversions in the RM 1-1 zone. This will include a discussion of the effects these conversions have on the neighborhood character. Further discussions at later meetings may result in requests that the City staff could clarify the application of the SD Municipal Code to condo conversion projects.

A vote may be taken regarding a resolution of the recommendations of the DPR Committee to the CPA.

Discussion 4/11/2017:

Reviewed condo requirements, SDMC seems to differ from state. State requires open space, city exempts for projects less than 4 units. Why do we allow fences, defeats the communal aspect of Condo. Who does maintenance without CC&Rs? What prevents one owner from using all available FAR on an addition? Who enforces parking restrictions? Should we prepare a list of deliverables for applicants? Can we request the city require a draft condo plan?

Discussion 4/18/2017:

Leira: 3 types of concerns:

1. Building Condition
2. Site requirements (including private, exclusive use exterior space, and shared use exterior space)
3. If demolition/construction occurs, does proposed meet community character?

Kane/Leira: Presentation and review of draft document

"La Jolla Small Condominium Conversion Project Checklist for 2-4 units and 4-10 units (DPR, April 2017)" see attached.

- Discussion on appropriateness of items 18,19 (sale price and low-income housing)

- Discussion on how to ensure the checklist does not imply requirement where none exists
 - How does the checklist fit in with city requirements (jurisdiction)
 - How much of this information might be sent to LJCPA President
- Committee members to review and comment prior to next DPR meeting

Discussion 5/9/2017: A checklist was presented that reflects items that are important to know in relation to scale and character consistency in LJ neighborhoods. Three areas of interest are listed: 1) building safety; 2) site development; and, 3) community character and cumulative impact. the "checklist" one page in length will be given to applicants of Condominium Conversions to fill and assure that at minimum they address these issues. This is being proposed due to the number of such proposals surfacing lately and the inadequacy of the presentations. It is expected that the checklist will allow applicants to come prepared and get their projects approved expeditiously.

This matter is continued to a later meeting (request return 16 May 2017).

SUBCOMMITTEE MOTION 5/16/2017: To accept the LJ Small condo Conversion Projects Check list as amended. (see attached update list)
 (Kane / Ragsdale 7-0-1)
 In Favor: Collins, Gaenzle, Kane, Leira, Ragsdale, Welsh, Will
 Opposed: None
 Abstain: Costello
Motion Passes

8. DISCUSSION ITEM 5/9/2017

Incentive Based Zoning for Coastal Development.

Discussion on alternative process for Exemptions from a Coastal Development Permit, which is new language proposed for the SDMC 126.0704 of the Land Development Code. This was discussed at the DPR meeting in April. Diane Kane has asked that it to be added to the agenda for this meeting.

Please provide for the next presentation:

FOR FINAL REVIEW:

- a) Please provide a table of FARs for small, medium, and large lots comparing the current Code with the Incentive Based zoning
- b) Please prepare a PowerPoint presentation showing how this plan will work.

This matter is continued to a later meeting (request return 16 May 2017).

LA JOLLA PLANNED DISTRICT ORDINANCE COMMITTEE
 La Jolla Community Planning Association
 May 2017 Report

Present: Steigler, Ovanessoff, Van Galder, Fortune, Pitrofsky, Marengo, Forbes

Visitors: Michael Morton

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

None

2. Chair Report / Board Discussion

- a. Review and Approve February Minutes
Fortune motion to approve/seconded by Forbes
Vote: 5-0-2. (Only those who attended last meeting were eligible to vote)
- b. Issues regarding PDO compliance and means to promote enforcement.

The members discussed in length the many signs that have been installed throughout the village without obtaining the approval of the PDO Committee. Many of the signs are non-conforming. It was suggested by Forbes in inform the brokers and agents of the La Jolla Real Estate Board Association to in turn educate their clients that all signs must comply to the La Jolla PDO, and be presented to the PDO committee for approval. Forbes agreed to attend the upcoming La Jolla Town Council meeting to inform them the importance of all signs meeting the PDO regulations and the process for their approval.

It was further discussed that the public art as represented and regulated by the Athenaeum has gone out of control and many of the art work no longer complies with the PDO regulations. Forbes volunteered to discuss this issue with them and perhaps invite them to a PDO meeting to discuss these issues.

3. Recommendations to CPA Committee

- a. **Project Name:** La Jolla Crafted Wines – Tasting Room
Address: 5621 La Jolla Blvd., La Jolla, Ca. 92037
Project Number:
PDO Zone: Zone 4
Applicant: Marengo Morton Architects
Agent: Michael Morton
City Project Manager: None
Date of App Notice: None

Scope of Work: Applicant wishes install a piece of public art on the side of the building he occupies produced by La Jolla artist Tim Bessell

Marengo recused herself from the chair and Forbes acted as temp. Chair.

This project was presented by Michael Morton. The description of the public art was presented. He further informed the committee that the Bird Rock Town Council have already approved the public art. He informed the members that there were not that many public art pieces in the Bird Rock area other than several bench arts, which he presented the committee with various photos. The material would be a sliver wire on a black painted plywood. The public art was being donated by Jay and Willa Joste. It was noted that the art work was created by a local artist.

Steigler informed the committee members that the PDO regulations allow public art as long as it does not advertise the business it is attached to. This, would be considered as signage for this business. For this reason, she could not support the approval of this project.

Van Galder also expressed her concerns that the art work does indeed depict the business of the applicant and it really is a sign and not an artwork.

Steigler quoted the PDO regulations [142.120, subsection a, section 3].

Discussion followed.

Morton asked the members if the artwork was to be relocated to another building in the same neighborhood, would it then be acceptable and in compliance with the PDO regulations? The members expressed their willingness to consider such action, if indeed the applicant could find another location. It was stressed that the applicant would still have to present the project before this committee.

Van Galder suggested that the area business could commission different public art works that represented them and in turn display them throughout the neighborhood at different locations, which would not deem to be advertising for any particular location.

Motion by Steigler. "Under the section cited earlier, we find that this public art does not conform with the PDO regulations as the public art is in deemed to be an advertisement for the business it is attached to." Seconded by Van Galder. Vote: 5-1-0. Passes

4. **Recommendations to DPR Committee**

a. None

5. **Information Items**

b. None

Meeting adjourned at 4:55

Respectfully submitted,

Peter Ovanessoff, Acting Secretary

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

Tuesday, May 23rd, 2017 @ 4:00 p.m.

La Jolla Recreation Center, 615 Prospect St., La Jolla, CA

Meeting Room 1

In Attendance- Dave Gordon, Angie Preisendorfer, Mike Czajkowski, Janie Emerson,

Tony Crisafi, Matt Edwards, Bob Steck

absent Myrna Naegle

1. **4:00pm Welcome and Call to Order:** Dave Gordon, Chair

a. Introduction of committee members

b. Committee and public sign in

Executive summary of Motions

2. **Adopt the Agenda-**

a. Bob Steck- Moved to approve

b. Matt Edwards- seconded

c. Action Approved 6-0

3. **Approve the January Minutes-**

a. Janie Emerson- moved to Approve

b. Matt Edwards- seconded

i. Action approved 6-0

4. **Non Agenda Public Comment:**

a. Nothing was heard

5. **Non-Agenda Committee Member Comments**

- a. Janie Emerson- concerned for a remodel of 8545 El Paseo Grande appears to be taller than 30', and not enough parking, not code compliant, Coastal overlay, removal of parking spaces. She contacted SD City code compliance and they agreed to check on it and call her back with their findings but have not done so. Dave Gordon to contact Marlon Pangilinan and Cindy Greatrex for guidance on follow-up.
- b. Janie Emerson- 8452 La Jolla Shores Drive no notice posted, garage demolished. This project was brought to LJSRPC information only previously and never returned for review. Discussed was likely a site development permit "over the counter". Chair Dave Gordon was to talk with Marlon Pangillinan.
- c. Angie Preisendorfer- Suggested everyone get the City of San Diego 'App' "Get it Done" to make reports to the city depts regarding locals repairs needed etc.

6. Non Agenda Chair Comment: None

7. Project Review:

a. SHORE HOUSE RESTAURANT-2nd REVIEW

Project #: 508870

Type of Structure: Commercial Business

Location: 2236 Avenida de la Playa

Applicant's Rep: James Lee (James PJ Architects)

858-414-0856 JPJA926@gmail.com

Project Manager: Tim Daly 619-446-5356 TPDaly@sandiego.gov

Project Description: Neighborhood Use permit and Site Development Permit for encroachment of a new 250 square foot shade structure, sidewalk cafe, outdoor seating, dog house, enhanced paving and seating benches built without permit or EMRA within the right of way and visibility area. The site is located at 3336 Avenida de la Playa within the Coastal Overlay Zone (Non- Appealable) within the LJSRPC-CC zone within Council District 1. Code Enforcement Case no. 224970.

Findings could be made for Neighborhood Use Permit (NUP) and Site Development Permit (SDP) for a 250 square foot sidewalk cafe, pavers, seating, benches, and dog house at 3336 Avenida de la Playa

Vote 7-0-0

Note : The dog house that Development Services Department ordered to be removed is covering unsightly and hazardous plumbing (backflow preventer) in the city right of way and if not covered will present a trip hazard.

Findings could be made for a 250 square foot sidewalk cafe, pavers, seating, benches, and dog house at 3336 Avenida de la Playa and for keeping the existing shade structure with a variance and Coastal Development permit.

Vote 6-0-1

Meeting adjourned 5:30 pm. Next PRC meeting Tuesday, June 27, 2017 @ 4:00 p.m @ LJ Recreation Center, 615 Prospect Street, La Jolla