



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: xxxxxxx

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT AGENDA –

Regular Meeting | Thursday, 3 August 2017, 6:00 pm

6:00pm

1.0 Welcome and Call to Order:

*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 Officer Reports

4.1 Treasurer

4.2 Secretary

- **Scheduled Minutes takers: August: Emerson/Gordon; September: Courtney; October: Brady; November: Merten; December: Donovan**

5.0 Elected Officials – Information Only

5.1 Council District 1: Councilmember Barbara Bry –

Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

5.2 78th Assembly District: Assemblymember Todd Gloria

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

5.3 39th Senate District: State Senator Toni Atkins

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

6.0 President's Report – Information only unless otherwise noted

6.1 Information on Special Election to be held September 7, 2017 from 3:00 to 7:00 PM

6.2. Project Updates

- a. Blue Heron Appeal filed June 13, 2017—because LJCPA filed an Environmental Appeal, the appeal will be heard by the City Council –date to be determined
- b. Hillel Project to be heard at City Council (Process 5) postponed to Monday October 2, 2017 at 2:00 pm due to improper noticing of the ROW vacation
- c. Pulled July consent item 10.8 Seawall Maintenance to be heard September 2017
- d. City Staff will present on TPR Corridor at the September meeting

6.3 Help Wanted

- a. Trustee to represent LJCPA at Community Planners Committee Meetings Fourth Tuesdays downtown from 7:00 to 9:00 PM

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.

b. Interested member to review City email notices about potential historical buildings (45 years and up) that are proposing remodels, demolitions etc.

6.4 Membership Committee –Appoint member Andrea Kaplan Russell

6.5 Candidate Forum --Presentations by candidates for the open seat expiring in 2020

6.6 Report on Companion Unit Ordinance approved by City Council on a first reading on July 24, 2017-
Second reading scheduled for September 12, 2017 **INFORMATION ONLY**

a. Fact sheet and General Information – City Planner Marlon Pangilinan

b. Comments Trustee Merten

7.0 Non-Agenda Public Comment

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

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

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

7.3 General Public

8.0 Non-Agenda Trustee Comment

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

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

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 Blvd CDP/MW – 7209 & 7211 La Jolla Blvd(PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1. (Will / Collins, 6-1-1)

10.2 Incentive-Based Coastal Development Proposal -- A resolution regarding a recommendation to the CPA for a

general support of the concept. Presented by Sharon Wampler and Diane Kane.

DPR Motion: Motion to recommend the latest iteration of the incentive based exemption to CDP for the residential base zone portions of La Jolla (LJ Shores and PDO zones excluded) to be endorsed by CPA and sent downtown. (Recommend you demonstrate to CPA how/when it will come back through community groups after city edits).

(Will / Gaenzle, 7-0-1)

10.3 Bodas Residence -6947 Country Club Drive (Process 2) Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6.521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area.

DPR Motion: Findings CAN be made for a Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6.521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area. (Kane / Collins , 7-0-1)

10.4 Megdal Residence 6003 Vista de la Mesa - (Process 2) Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-square-foot subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1.

DPR Motion: Findings CAN be made for a Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-Sq ft subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1. (Collins / Will, 7-0-1)

10.5 Rosemont Duplex MW -654-656 Rosemont Street (Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

DPR Motion: Findings CAN be made for a Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. The Subcommittee recommends that sidewalk and gutter NOT be extended beyond the current extents so as to maintain the community character.

- No new sidewalk or curb and gutter along project frontage along draper
- No new curb ramp at corner of Draper and Rosemont
- No new sidewalk or curb and gutter adjacent to project on Rosemont

(Gaenzle / Ragsdale, 6-0-2)

10.6 Campos Residence 8501 Avenida De Las Ondas: (Process 3) Coastal Development Permit and Site Development Permit for a 670 sq ft first floor addition and 1,908 sq ft second floor addition, including a garage, spa and new deck to an existing dwelling unit. The 0.47 acre site is located at 8501 Avenida De Las Ondas within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

PRC Motion: Findings CAN be made for Coastal Development Permit CDP and Site Development Permit SDP for Project #: 534717 Vote 6-0-1 (1 abstained “lack of familiarity”)

10.7 Ardath Residence – 2509 Ardath Road (Process 3) Coastal Development Permit & Site Development Permit for the addition of 344 square feet and remodel of existing residential single dwelling unit for a total of 3,920 square feet of construction. The 0.34 acre site is located at 2509 Ardath Road in the Coastal (Non- Appealable) overlay zone within the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

PRC Motion: Findings CAN be made for Coastal Development Permit CDP and Site Development Permit SDP for Project #: 531990 Vote 7-0-0

The following agenda items, are “Action Items,” unless otherwise noted and may be *de novo* considerations. Prior actions by committees/boards are listed for information only.

11.0 Addition of Stanchions to Outline Striped ‘No Parking’ Area where Playa Del Norte meets Neptune Place.

T&T Motion: To Approve the addition of Stanchions to outline striped “No Parking” Area where Playa Del Norte meets Neptune Place: 7-0-0. Pulled from July consent calendar.

12.0 Subdivision 8280 Calle del Cielo, 8303 La Jolla Shores Drive - La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable Coastal Overlay Zone and CHLOZ at 8280 Calle Del Cielo, in the SF zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1.

To table project until next month’s meeting 2-2-3. Motion Fails.

Motion: The findings cannot be made for the 8280 Calle Del Cielo Subdivision 4-1-2

LJCPA Action: July 6, 2017 Motion to postpone final decision 1-2 months (Emerson/Donovan) (15-0-1)

See July minutes for details on previous discussion

PRC Motion:

PRC

13.0 UCSD Coastal View and other Coastal Issues-- INFORMATION ONLY

Presenter: Mike Costello and others 10-15 minutes.

14.0 Incentive-Based Zoning for Coastal Development –INFORMATION ONLY

New Language for SD LDC Sec. 126.0704--Exemptions from a Coastal Development Permit

Presenter: Diane Kane and/or Eric Lindebak 10-15 minutes

15.0 Rebuttal to Down-Zoning—Presenter: Mark Lyon – 10-15 minutes—INFORMATION ONLY

16.0 Announcement of the September LJCPA Minutes-Taker – Dan Courtney

17.0 Adjourn to next LJCPA Meeting: September 7, 2017, 6:00 P



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President: xxxx

Vice President: Helen Boyden

2nd Vice President: Bob Steck

Secretary: Patrick Ahern

Treasurer: Janie Emerson

DRAFT MINUTES

Regular Meeting | Thursday 6 July 2017, 6:00 pm

Trustees Present: Ahern, Boyden, Brady, Collins, Costello, Courtney, Donovan, Emerson, Gordon, Little, Merten, Palmer, Rasmussen, Shannon, Steck, Weiss, Will

6:03pm 1.0 Welcome and Call to Order:

Call to order, 2nd Vice President Bob Steck

2.0 Adopt Agenda

Corrections:

6.1 should read 2020 (not 2019)

6.6 A, 6.6 B, 6.7 should be noted as action items

Motion to Adopt Agenda (Boyden/Emerson) (13-0-1) Motion Carries

3.0 June Meeting Minutes

Corrections:

5.3 was a close vote ... The record should show that the no votes wished all trimming to be 3' (not the 4' of the motion.

Motion to Approve Minutes (Emerson/Donovan) (13-0-1) Motion Carries

4.0 Officer Reports

4.1 Treasurer

Beginning Balance as of 6/1/17 \$ 774.29

Income

· Collections \$ 105.00

· CD Sales \$ 0

Total Income \$ 105.00

Expenses

· Rec Center Cost Reimbursement (July-Dec 2017) \$ 260.00

Agenda printing \$ 52.50

· AT&T telephone \$ 81.60

Total Expenses \$ 394.10

Net Income/(Loss) \$(289.10)

Ending Balance of 6/30/17 \$ 485.19

4.2 Secretary

Report on upcoming minute takers:

July: Will

August: Emerson/Gordon

September: Courtney

October: Brady

November: Merten

Standard report on membership eligibility

5.0 Elected Officials – Information Only

- 5.1 Council District 1: Councilmember Barbara Bry – 15 minute special presentation
Rep: **Mauricio Medina**, 619-236-6611, mauriciom@sandiego.gov

Barbara Bry presented on activities in District 1:

- On June 12 she voted down a special election and voted against the mayor's proposal to expand the convention center until a more complete plan can be proposed.
- She is against Soccer city and considers the stadium property too valuable to give away. Any proposal must consider SDSU and have an open and transparent RFP
- Discussed water quality at the cove with the Mayor. Reached out to county supervisor Ron Roberts.
- Short term vacation rentals should be allowed on part-time basis, but not as whole house, full-time investor enterprise. Drafting an ordinance for August review and September council vote.
- Hillel center is coming on 7/11 @2pm to city council as last item on agenda
- La Jolla Shores Boardwalk will be named Walter Munk Way with a celebration in October to commemorate his 100th birthday.

Questions:

- City has closed steps at cove – *Office will investigate*
- Why no LJ Rough Water Swim – *They did not file for permit. Office will work with organizers to expedite if they come forward.*
- What is your opinion on taking action to discourage Sea Lions – *Yes*
- What does San Diego want to be? – *UCSD is critical part of our city*
- Cove contamination is biggest issue
- Request for a "Project Manager" to manage the PMs and coordinate construction impacts by neighborhood. – *No traction yet. Office to follow-up.*
- Do we have a city attorney opinion on height limit issue? – *No response, soccer city and convention center are dominating workload at city attorney.*
- City culture not to respond except when generating revenue. Also DSD too expensive.
- Kudos to city's "Get it Done" app
- No code compliance follow-up.
- Torrey Pines road changes are not what originally presented. – *City said they would come back to present.*
-

- 5.2 78th Assembly District: Assemblymember Todd Gloria
Rep: **Javier Gomez** 619-236-6633 javier.gomez2@asm.ca.gov
No Report

- 5.3 39th Senate District: State Senator Toni Atkins
Rep: **Chevelle Newell Tate**, 619-645-3133, Chevelle.Tate@sen.ca.gov

No Report

6.0 President's Report – Information only unless otherwise noted

6.1 A seat expiring in **2020** has been vacated due to three consecutive absences.

6.2 Announcement of Special Election to be held September 7, 2017

- Polls open from 3-7pm
- Please contact Janie Emerson, need volunteers to man polls
- August meeting will include candidate forum.

6.3 Election Committee appointees Janie Emerson, Chair; Patrick Ahern; Tom Brady

6.4 Membership Committee appointees: Dede Donovan, Chair; Bob Steck; Gail Forbes; Brian Will; Suzanne Weissman

- 4-7 members, we currently have 5.
- Encourage anyone to join, especially any younger members to get more involved.
- Meet quarterly

6.5 Correspondence:

- Letter to City of San Diego requesting presentation on Sound Barrier on La Jolla Parkway and related issues.
- Letter to City of San Diego requesting continuing maintenance of growth blocking view on Torrey Pines Road.
- Letter to City re: Climate Action Plan
- **No responses yet**

6.6 Project Updates

a. Blue Heron Appeal filed June 13, 2017—Planning Commission hearing date not set yet
Appoint Michael Costello to represent LJCPA at Hearing (**Action Item**).

Motion to Appoint Mike Costello: (Emerson/Steck) (15-0-1) Motion Carries

b. Hillel Project to be heard at City Council (Process 5) July 11: 2:00 PM

Appoint representative for LJCPA at City Council hearing. (**Action Item**).

Motion to Appoint Phil Merten: (Emerson/Costello) (13-0-3) Motion Carries

6.7 Ratification of Matt Edwards as LJSA rep to LJSPRC (**Action Item**)

Motion to Ratify Matt Edwards: (Donovan/Gordon) (15-0-1) Motion Carries

7.0 Non-Agenda Public Comment

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

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

- No Comment

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

- Center for Coastal Studies at SIO
 - North of Scripps Pier, 3 story 3,600 sf renovation
 - 3rd story wood structure needs repair
 - CDP submitted to CCC
- Marine Conservation Facility
 - Already presented, requested story poles installed
 - Story poles are up for next 2-3 weeks

- Submitted for CDP to CCC
- Demolished structure will come back within same footprint and no taller
- 15,000 sf atop building A, reduced height.
- Has a historic study been done on campus
 - It is in process, Any Delouri to report back.
- All updates at physicalplanning.ucsd.edu

7.3 General Public

- Sharon Wampler updated us on the Bird Rock committee concerned with mansionization
 - 2015 Ad Hoc Committee
 - New incentive-based CDP exemption program based on Coronado's model
 - There was a public charrette, now on DPR agenda
- Hillel Project is coming back
 - Was designated to be open space in single family neighborhood
- John Ferguson spoke against a sound wall between La Jolla Parkway and Ardath Rd.
 - Effective sound walls must be 20' tall.
 - Opposed

8.0 Non-Agenda Trustee Comment

- Weiss: Glass wall is an option for sound attenuation. Re: Last month's hedge issue. The residents in attendance last month have complied. What about next door neighbor? Can we request city to take action?
- Little: Sound wall proponents did not request 20'
- Palmer: Greatest sound reduction will come from reducing speed.
- Costello: Hillel project has been around for a long time. This will prove to be one of the handful of most important projects we face. Request everyone to speak out against it and enforce zoning ordinance and protect single family neighborhoods
- Donovan: Encouraged public (and trustees) to look at UCSD story poles and provide feedback
- Gordon: Upcoming project will be contentious, remind all in attendance to be respectful and speak in turn. Facts not emotion.
-
-

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

This item was moved to end of meeting to honor time certain.

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

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

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

No Reports

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

The Consent Agenda allows the LJCPA to ratify recommendations of the community joint committees and

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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.

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

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

à **Items “pulled” from Consent Agenda are trailed to the next LJCPA meeting.**

10.1 Be Seen 5702 La Jolla Blvd, 92037 -- Tenant improvement – use an Optic Retail Store in the north side retail frontage of the premises and to propose an awning with graphics and a blade sign under the awning. **PDO Motion:** Accept the project as presented as it conforms with the PDO requirements.” Vote: 6-0-0.

10.2 Pedego 5702 La Jolla Blvd, 92037--Tenant Improvement – use an Electric Bicycle Store for sale and rental in the south

side retail frontage of the premises and to propose a lit sign over the canopy and a blade sign on the north side. **PDO**

Motion: The project, as presented, is in substantial conformance with the PDO requirements and is accepted. Vote: 6-0-0

10.3 Taste at the Cove: Request for Temporary No Parking on Coast Blvd. adj. to Scripps Park related to the 16th annual fundraising event benefitting San Diego Sports Medicine Foundation on Thurs. Aug. 31st. **T&T Motion:** To Approve No Parking on Coast Boulevard for the Taste at the Cove Event: 6-0-0.

10.4 La Jolla Presbyterian Church Fall Festival: Request for Temporary Street Closure of Draper Ave between Kline Street and Silverado Street related to a Fall Harvest Festival on LJ Pres Church Campus and the La Jolla Rec Center on Sunday November 5, 2017. **T&T Motion:** To Approve La Jolla Presbyterian Church Fall Festival temporary street closure of Draper Ave on Sunday November 5th 6-0-1

10.5 Stop Sign Request per Council Policy 200-08 ‘Alternative Process’ 4-way Stop Signs for intersection of Draper Ave and Arenas Street requiring planning group consideration due to failure to meet City ‘warrants’ criteria .**T&T Motion:** That lacking supportive information to warrant a four-way stop sign installation at Draper Avenue and Arenas Street intersection, but recognizing a speeding problem on Draper, we request the City investigate and implement other traffic calming measures at this location: 6-0-1

~~**10.6 Addition of Stanchions to Outline Striped ‘No Parking’ Area** where Playa Del Norte meets Neptune Place. **T&T Motion:** To Approve the addition of Stanchions to outline striped “No Parking” Area where Playa Del Norte meets Neptune Place: 7-0-0. **PULLED: TRUSTEE RASMUSSEN**~~

10.7 Burgers & Brews- Request for Temporary No Parking on Coast Blvd adjacent to Scripps Park related to fundraising event benefitting Brave Cort Foundation on Saturday October 28th. **T&T Motion:** To Approve request for temporary no parking on Coast Blvd related to the Burgers and Brews event held on Saturday October 28, 2017: 7-0-0.

~~**10.8 Seawall Maintenance** 5322 & 5328 Calumet Avenue – (Process 3) Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. The site is in the RS 1-7 zone, Coastal (Appealable) overlay zone within the La Jolla Community Plan Area. **DPR Motion:** Findings can be made for a Coastal Development Permit to stabilize a portion of the coastal bluff located within dedicated public right of way between 5322 and 5328 Calumet Ave. (6-0-1) **PULLED: TRUSTEE COSTELLO**~~

10.9 Playa del Sur 290 Playa del Sur--(Process 4) Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of three single family rental units and a duplex, for a total of five dwelling units for rent and attached garage(s) with a total of

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11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 290 Playa Del Sur Street in the RM-3-7 zone of the La Jolla community plan area. **DPR Motion:** Findings can be made for a Coastal Development Permit and Planned Development Permit for setback deviations, demolition of existing 13 unit apartment building and the construction of three single family rental units and a duplex, for a total of five dwelling units for rent and attached garage(s) with a total of 11,333 square feet. The 7,213 square foot site is located within the appealable coastal overlay zone at 290 Playa Del Sur. (5-1-1)

10.10 Clausen Duplex 7404 Monte Vista Ave La Jolla (Process 3) 10# 24005509 • SUSTAINABLE BUILDING EXPEDITE PROGRAM • Coastal Development permit to construct a 1,068 sq ft addition and modify site retaining walls to an existing duplex residence building located at 7404 Monte Vista Ave. The 7500 sq site is located in the RS-1-7 zone of the La Jolla Community Plan Area and the Coastal Appealable Overlay Zone.

Amendment to Coastal Development Permit #1417146 -Project Address: 7404-7406 Monte Vista Avenue

DPR Motion: Findings can be made to amend the existing Coastal Development Permits to maintain the property's original duplex status: **A)** to enlarge Unit 1 (7404 Monte Vista Ave) by 255.5 sf, replace proposed caissons with masonry foundation walls, creating basement/storage/utility space, add interior spiral stair to access basement, modify proposed internal stair to eliminate connection to Upper Unit **B)** to reduce Unit 2 (7406 Monte Vista Ave) amount of proposed expansion by 63.3 sf; upgrade existing kitchen, add washer/dryer, add new separate deck. 6-0-1.

10.11 Dang Residence Restoration – 7411 Hillside Drive -- (Process 3) Coastal Development and Site Development Permit for a single family home to repair the steep hillside and Environmentally Sensitive Land (ESL The site is within the non-appealable Coastal Overlay Zone (N-App-2) within LJSPD-RS zone within Council District 1. **PRC Motion** Findings can be made for the Dang Residence Steep Slope Restoration (NOTE - include project description from above) (7-0-0).

Motion to Approve Consent Agenda (items 10.6, 10.8 pulled) (Donovan/Emerson) (16-0-1) Motion Carries

The following agenda items are "Action Items," unless otherwise noted, and may be *de novo* considerations.

Prior actions by committees/boards are listed for information only.

Time Certain 6:45 PM

11.0 Subdivision 8280 Calle del Cielo, 8303 La Jolla Shores Drive - La Jolla (Process 4) Coastal Development Permit, Site Development Permit, Tentative Map for creation of eight lots with private drive and common improvements for drainage and stormwater management. Construction of eight new single family dwelling units with attached garages. The 4.45 acre site is located in the Non-appealable Coastal Overlay Zone and CHLOZ at 8280 Calle DI Cielo, in the SF zone of the La Jolla Shores PDO of the La Jolla Community Plan Area in Council District 1. **PRC Motion:** To table project until next month's meeting 2-2-3. Motion Fails. **PRC Motion:** The findings cannot be made for the 8280 Calle Del Cielo Subdivision 4-1-2

Phil Merten recused himself and left the room after the presentations and questions for him as he is representing some neighbors opposing the project.

Applicant Presentation: Jim Alcorn (Architect)

- 8 units with an average lot size over 24,000 sf.
- 28' wide private lane
- Average FAR is .24, lot coverage 20%
- Setbacks exceed neighborhood average
- Landscape coverage is 48% where 30% is required
- Current drainage is to North West corner and down existing private drive to LJ Shores Blvd.
49% infiltrate on site, Balance of 51% will flow off-site (55% up to Calle del Cielo, 45% down private drive to LJ Shores Blvd)
- Mixed exterior styles
- City will perform substantial conformance reviews for all construction permits (process 1 or 2)
- No deviations or variances
- ... suggest that Findings can be made to support the application

Louis Beecham (owner/developer)

- Met with neighbors, met all of their requests
- Drainage, setbacks, decks were changed to roofs
- Committed to continuing to work cooperatively with neighbors

Tony Christensen (Civil Engineer)

- Reviewed Drainage - 49% infiltrate on site, Balance of 51% will flow off-site (55% up to Calle del Cielo, 45% down private drive to LJ Shores Blvd)
- All impervious run-off is treated on-site before leaving.
- Drainage conditions on down-hill properties is improved by proposed project

Jim Neri (Landscape Architect)

- Preserves 50' tall eucalyptus perimeter. 30' trees around uphill 4 houses, 20' trees around lower 4 houses.
- Play space for families, lawns/pools
- All water is filtered through bio-retention

Opposition Presentation: Phil Merten

- Represent 2 neighbors on South Property Line
- A PDP and the resulting PRD trumps the requirements of the CDP.
 - Because the applicant is making a case that the development is better as designed than it would be if it followed the plan district and zoning requirements
 - City requested full width street.
 - Coastal overlay zone, parking impact requires making it wider. Narrow private drive reduces parking and public access to coast
- Will the projects be built per the CDP? Substantial Conformance
 - Decision left to developer (HOA) not city.
 - Merten walked through experience with Montoro, developer changing rules
 - If PRD was not requested, the city would decide substantial conformance
- 24 pages of cycle issues are still not signed off
- CEQA decision maker (the city) must review the EIR
- It is premature to recommend approval

Public Comment:

- Richard Van Wert expressed drainage concerns, project has been pushed too fast. Ignored city request for public street
- Dan Feder (on Vallecitos) is a new neighbor, has not seen plans. More info? What size homes? Construction Timeline?

- Lynn Cavanaugh (on LJ Shores Dr.) opposes the project, concerned about drainage, doesn't want to hear sump pumps, 3 other owners on private drive are concerned about utilities there.
- Diane Kane asked to review cistern options, wait for EIR and mitigation plan
- Peggy Davis has drainage concerns and too many outstanding cycle issues

Applicant Responses:

- Drainage will be ½ of what it is now and what is left will be divided to two different directions
- House sizes average 5,110 sf above grade
- Montoro predates the Coastal Act and those circumstances are not indicative
- Substantial Conformance will be performed and decided by city (not HOA)

Trustee Questions:

- Does the project reduce public parking (no, but could be increased with public road)
- What about PRD makes this project better? Does the private street artificially make it look like larger setbacks?
- Merten reports that city planner Tony Kempton in attendance at previous LJSPD Advisory Board meeting confirmed that HOA has final say on Substantial Conformance decisions and passes its determination back to DSD.

Trustee Merten (recused) leaves the meeting room prior to Trustee deliberation.

Trustee Comments:

Expect robust CCRs, drainage appears improved, prefer wider street, larger setbacks

- Substantial Conformance issue is concern, cycle responses say process 2 is required.
- PRC voted no, plans for homes never presented
- Confirm drainage percentages
- Advantage of private drive? Landscape "island," permeable paving
- Many outstanding cycle issues are just deferrals to other reviewers, geology was submitted but not reviewed yet
- Heavily scrutinized already, Montoro is bigger and not relevant
- Plans include specific roof ridge heights
- Max home area = 6,110 sf
- Public needs greater opportunity to review
- PRC 1st motion to postpone failed, PRC 2nd motion to deny passed
- How long have plans been available? – 1 year with letter of invitation to review to all neighbors
- 8 homes, we haven't seen the same level of detail as we would on just one
- This was reviewed thoroughly with all neighbors (except one new neighbor)

Marlon Pangilinan confirmed substantial review will be done by city.

Motion to postpone final decision 1-2 months (Emerson/Donovan) (15-0-1)

12.0 Kolmar Residence 257 Kolmar Street - (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. **DPR Failed Motion:** Findings can be made to recommend Coastal Development Permit. (2-3-0) See attached minutes.

Applicant Presentation: Dan Linn (Architect)

- 2 CDPs (one for each lot), two 2,500 sf lots, 1,800 sf house on each
- No deviations or Variances
- 3' grade change between two lots, creates height change
- Small 150 sf 3rd story "room" set back and almost invisible from street
- Discrepancy between 5,000 sf and 4,528 sf is required street dedication

Trustee Comment:

- Can they be made dissimilar?
- Why didn't substandard lot merger happen (SDMC 125.0710)
- Next door neighbor spoke out in favor
- DPR liked architecture, preferred one structure to two
- Carport/Garage compliance issue is not within our purview
- Many 25' lots in neighborhood
- All versions of two residences would be allowed in RM-1-1 regardless of lot division
- Small houses work, ideal for some

Motion that findings cannot be made because ...

- Lots should have been merged per SDMC 125.0710
- 3' side setbacks are not consistent with 4' setbacks required on 50' lots
- Transition of new architecture to old structures is out of character
- "Thinness" (Height to Width ratio) of homes is out of character

(Costello/Donovan) (8-7-1) Motion Carries

13.0 Announcement of the August LJCPA Minutes-Taker – Emerson/Gordon

14.0 Adjourn to next LJCPA Meeting: 3 August 2017, 6:00 PM

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE

LA JOLLA COMMUNITY PLANNING ASSOCIATION

Committee Report – July 2017

COMMITTEE MEMBERS PRESENT:

7/11/17: Collins, Costello Gaenzle, Kane, Leira, Welsh, Will, Zynda

7/18/17: Collins, Costello Gaenzle, Kane, Ragsdale, Welsh, Will, Zynda

1. NON-AGENDA PUBLIC COMMENT

None

2. APPROVAL OF MEETING MINUTES

Meeting July 11, 2017 – Approved via email

3. FINAL REVIEW 7/11/2017

Project Name:	La Jolla Blvd CDP/MW 7209 & 7211 La Jolla Boulevard	Permits:	CDP & TM Waiver
Project No.:	531899	DPM:	Glenn Gargas
Zone:	RM-1-1	Applicant:	Beth Reiter

(PROCESS 3) FLAT FEE - Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

Applicant Presentation 4/11/2017: (Beth Reiter)

Presentation for map waiver only, 2 units, No changes to structures except GFI outlets, smoke alarms and CO alarms. Parking Table 142-05c requires 1.5 spaces/ea for 3 bedroom units. 3 spaces req'd, 3 spaces proposed although room for more with tandem parking (allowed). The only common shared space is in the rear parking area.

Discussion 4/11/2017:

No Condominium documents are available. **Scenario:** What mechanism is in place to prevent Condo owner 1 from requesting a building permit to expand and use all available FAR on the lot without Condo owner 2 being aware? No answer, but applicant will ask owners/attorneys to consider. Exempt from CAP requirements but committee members requested looking at possible permeable paving. Parking plan looks disjointed, Street trees are required but require 5'x5' planting area. Current 10' ROW from curb is 2.5' planting, 5' sidewalk, and 2.5' planting. Committee requested investigate moving sidewalk to one side or other. Committee suggested area on street side of front fence should be maintained as common area (unified care and design). Noticing to tenants is being done.

Items requested for second presentation 4/11/2017:

- Complete Parking Plan
- Show front Landscape area as shared space
- Show 5' wide greenway and 5' wide sidewalk and locate street trees
- Bring zoning map
- Provide a colored overlay of the property, show area of interior, exterior private, exterior public and include square footage and % for each.
- Bring support documents for Climate Action Plan exemption
- Show utility meters/laterals on plan and trash storage location
- Provide photo montage of street (minimum two houses in each direction)
- Address how Owner "1" can't just go to city and apply for permit and use all of the available FAR and leave owner "2" without recourse.
- What is current and allowable FAR on site

PROJECT WAS NOT REVIEWED 4/18/2017

Applicant elected to continue this item until the May 16 DPR Meeting

APPLICANT PRESENTATION: 6/20/2017 (Beth Reiter, Adam Reiter)

- Parking (3 reqd) – 2 car garage + 1 car garage
- Private hardscape/patio, share landscape shown, shared hardscape shown
- Street Trees (2 reqd) – Canary Palms at corners

- CAP provided, utilities to remain, alley to be repaved, new curb ramps, new curb and gutter, replace landscape between structure and alley ROW
- .75 allow FAR, .45 FAR existing
- How control FAR “consumption” neighbor A vs neighbor B. Requires amend CDP requiring both signatures.

DISCUSSION: 6/20/2017

- Explain Garages – owner hired Arch to permit enclosing carports
- Setbacks – 10’ rear (with stair in setback) ... how?
- Where is missing second stair – not on tentative map
- 1138sf + 1460sf + 360 + other garage
- Sidewalk will stay where it is. City wanted street trees on property side of sidewalk. Applicant original proposed to “jog” sidewalk, city rejected
- Lost opportunity for 4th parking space where Eastmost stairs are.
- Address how share parkable space
- Shared water meter, addressed in CCRs
- Utilities independent
- Map should show completion of current building permit
- Leira wants green belt trees, sidewalk reroute

FOR FINAL REVIEW: Please provide for the next presentation

- Finished project on stairs/architecture resolved on map
- Explore sidewalk reroute w greenbelt
- Bring architect/explain rear setback
- Present total SF, FAR
- Explore, move stairs, 4th parking space in that place

Applicant requested to return 7/11/2017

APPLICANT PRESENTATION: 7/18/2017 (Beth Reiter)

- Brief recap – 2 unit condo conversion, 2 existing units being remodeled under separate permit. Partially stamped plans for the remodel permit were made available for review.
 - Convert existing carports into garages. Below FAR.
 - Stairs to roof top decks over garages.
 - Wood stairs in rear setback with stucco guardrail.
 - Carports have been torn-down. New garage with flat roof.
 - Updated map waiver to reflect plans per submitted renovation plans.

COMMITTEE QUESTIONS/DISCUSSION: 7/18/2017

- Existing architecture to be maintained at all except garage.
- Are stairs allowed in rear setback? Garage was separated from main structure.
- Historic value of properties?
- Applicant: City approved permit for construction work, applicant is asking for condo conversion only.

PUBLIC COMMENT: 7/18/2017

- Merten – any debate about code compliance ... committee should hold off.
 - Accessory structures are exempt from side and rear setback in RS and RM zones on lots under 10,000 sf and structure less than 525 sf . *SDMC 131.0461(a)(12)*
- FAR? - .45 (*where .75 allowed*)

MOTION: 7/18/2017 (Will/Collins)

Findings CAN be made for a Coastal Development Permit and Map Waiver for a condominium conversion of two dwelling units. The 0.16 acre site is located within the Coastal Overlay zone (Non-Appealable), at 7209 & 7211 La Jolla Boulevard in the RM-1-1 of the La Jolla Community Plan area within Council District 1.

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

Oppose: Gaenzle

Abstain: Costello (chair)

MOTION PASSES 6-1-1

Project will appear on CPA consent agenda 8/3 unless applicant elects otherwise.

4. FINAL REVIEW 7/18/17

Project Name:	Rosemont Duplex MW 654 – 656 Rosemont Street	Permits:	CDP & Map Waiver
Project No.:	508381	DPM:	Edith Gutierrez
Zone:	RM-1-1	Applicant:	Rob Bateman

(Process 3) Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

APPLICANT PRESENTATION: 6/13/2017 (Robert Bateman)

Correction: This is a Tentative Map not a Map Waiver. In 2016 a remodel was permitted and completed. Site plan delineated garage parking (2+1) and boundary of exclusive outdoor use areas. Requested subcommittee recommendation that sidewalk extension should not be required.

PUBLIC COMMENT: 6/13/2017

None

SUBCOMMITTEE DISCUSSION: 6/13/2017

Subcommittee agreed sidewalk was not consistent with the character of this neighborhood.

FOR FINAL REVIEW: Please provide for the next presentation

1. Complete Condominium Conversion Checklist
2. Provide copy of undergrounding requirement waiver and explanation
3. Aerial Map of area

Applicant requested to return July 11, 2017

APPLICANT PRESENTATION: 7/18/2017 (Robert Bateman)

- Condo conversion checklist? No – recent remodel, letter from Architect that building meets/exceeds all current building code issues
- Undergrounding Requirement – copy of waiver + muni code section 144.0242(B)
- Aerial Photos – sidewalk and gutter on Rosemont and Draper. Not appropriate.
 - Standard request for improvement at subdivision but not practical or appropriate at this location

COMMITTEE QUESTIONS: 7/18/2017

- Ragsdale – current layout is important part of character

PUBLIC COMMENT: 7/18/2017

- Is there a sidewalk on Draper at the site – no

COMMITTEE DELIBERATION: 7/18/2017

- Any cycle issues ... all closed
- CCR rules? Are you at max FAR? – Rules are not available at this meeting.
- Please provide rules to manage this

MOTION: 7/18/2017 (Gaenzle/Ragsdale)

Findings can be made for a Map Waiver and Coastal Development Permit for the conversion of an existing duplex into two residential condominium units and requesting a waiver for underground utilities at 654-656 Rosemont

St. The 0.137 acre site is in the RM-1-1 zone, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. The Subcommittee recommends that sidewalk and gutter NOT be extended beyond the current extents so as to maintain the community character.

- No new sidewalk or curb and gutter along project frontage along draper
- No new curb ramp at corner of Draper and Rosemont
- No new sidewalk or curb and gutter adjacent to project on Rosemont

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

Oppose: none

Abstain: Costello (chair), Kane (not present for preliminary presentation)

MOTION PASSES 6-0-2

Project will appear on CPA consent agenda 8/3 unless applicant elects otherwise.

5. FINAL REVIEW 7/18/17

Project Name:	Megdal Residence	Permits:	CDP
	6003 Vista de la Mesa		
Project No.:	540699	DPM:	Morris Dye
Zone:	RS-1-7	Applicant:	Tim Golba

(Process 2) Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 square-foot single dwelling unit and attached 527-square-foot garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897-square-foot subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1.

APPLICANT PRESENTATION: 7/11/2017 (Tim Golba, Brian Britton)

- Corner of Vista del La Mesa, La Canada, Camino de la Costa
- Reviewed site context
 - 5-5.5' pad above sidewalk
- Push house North, increase street setbacks, pool to street side
- Alley driveway and garage, abandon curb cut
- Underground parking via lift + exercise room
- Large setbacks on 3 exposed sides
- 2 stories plus roof deck (guard rail only)
 - PV panels on the roof behind low parapet
- Coastal contemporary, articulated, stucco, limestone stone, glass
- Stepped second floor back from streets
- 4,600sf living, 500sf garage (at grade), 2,000 sf underground garage and exercise room
- 27'-7" height to guardrail
- All cycle issues cleared

COMMITTEE QUESTIONS: 7/11/2017

- Leira – look at neighboring homes plan/elevation
- Kane – Side yard elevation, Vista de la Mesa elevation (27' wide) then step back
- Welsh – Second Floor setback
- Costello – Glassed in front for view vs privacy
- Kane – Street to pool elevation? – 6' (about 1' above ex. pad)
- Leira – Fence is about ½ way up existing grade
 - Please overlay on existing image
- Welsh – Sidewalk – 12' sidewalk to PL + 9' to building

- Gaenzle – Street to pool elevation – 6’
- Will – Where does second floor step in? corresponds to neighbors back yard, tight second floor at roof (minimize impacts)
- Collins – What is roof? - Cool roof, solar (behind parapet)
- Leira – Landscaping (plan not included) – high % of landscaping
 - Driveway permeable
- Kane – Historic parcel for review. 1935 original, Client did prelim before purchase - cleared. Major remodel 7-8 years ago.
- Welsh – street trees, new palm trees
- Collins – Parapet height – 12” at solar, 42” @ deck
- Kane – parking qty? – 5 basement, 2 garage, 2 driveway
- Kane – Export? – 3’ below sidewalk, shallow pool w seat wall
- Kane – staging – not in street – Plenty of lay down area onsite.
- Leira – basement daylight? – currently none

PUBLIC COMMENT: 7/11/2017 – none

FOR FINAL REVIEW: Please provide for the next presentation

1. Elevation/analysis/photo bringing forward first floor relative to next door.
2. Section from curb through fences to pool, house (diagonal off corner)
3. Overlay proposed fencing on street photo (the one with black Volvo)

Applicant requested to return July 18, 2017

APPLICANT PRESENTATION: 7/18/2017 (Tim Golba)

- Recap
 - Neighborhood aerial, site plan, renderings
 - PL is about 2/3 up the current embankment
 - Section cut through corner, terracing back, doubling required street side setback at second floor
 - Massing to show how much of zoning envelope is not used
 - Height is 24’ for most

COMMITTEE QUESTIONS: 7/18/2017

- Compare building design against CDP exempt (incentive zoning) proposal
 - Project would have earned a coastal exemption with ministerial approval
 - Can you explain how it would have gotten there?
 - .4 -> .6 ... Bonuses – “L” plan, stepped back second floor, extended setbacks, contemporary interpretation, views opened up, vegetation, garage off alley.
- Any FAR exemptions? only fully buried basement
- Relationship house to alley? – curb cut closed on La Canada. Driveway off alley using natural grade to reach existing pad,
- Ragsdale – complement green building envelope to see what could have been done
- Soil export? – Yes, Digging less because of existing raised pad

PUBLIC COMMENT: 7/18/2017

- Gloria Shattil – lives in neighborhood, project is starting at current pad elevation, it will be taller than some other homes, not in keeping with historic homes. It looks like a recreation center with modern style and pool in front. Is height measured from existing pedestal ... yes. Can pad be lowered? Chose not to.
 - Applicant – suggests there are more modern examples on adjacent surroundings
 - Applicant – mass maxes at 24’ height, glass guardrail maxes at 27’ height
 - Applicant – The building is only 26’ wide on De la Mesa frontage. Stayed one story to preserve neighbor’s view, design sensitive to smaller street personality
- Joseph Lima – Any changes to alley?

- No – but dedication of 2.5' for alley, and driveway
- (No name provided) – Façade materials? (stucco, limestone, wood)
- 5 neighbors present

COMMITTEE DELIBERATION: 7/18/2017

- Collins – all questions answered, excellent job

MOTION: 7/18/2017 (Collins/Will)

Findings can be made for a Coastal Development Permit to demolish a dwelling unit and construct a new 4,670 sq ft single dwelling unit and attached 527 sq ft garage located at 6003 Vista De La Mesa. The project scope also includes a 2,897 sq ft subterranean basement. The 0.22-acre site is located within the Coastal Overlay Zone and RS-1-7 Zone of the La Jolla Community Plan area, Council District 1.

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

Oppose: none

Abstain: Costello (chair)

MOTION PASSES 7-0-1

Project will appear on CPA consent agenda 8/3 unless applicant elects otherwise.

6. FINAL REVIEW 7/18/17

Project Name:	Hardiman Residence	Permits:	CDP
	5626 Dolphin Place		
Project No.:	550448	DPM:	Pancho Mendoza
Zone:	RS-1-7	Applicant:	Joshua Wood

(Process 3) Coastal Development Permit for the demolition of existing Single Dwelling Unit and construction of a new SDU of two stories over basement with a total of 4,110 square feet of new construction. The 0.11 acre site is located at 5626 Dolphin Place in the coastal (Appealable) overlay zone of the RS-1-7 base zone in the La Jolla community plan area.

APPLICANT PRESENTATION: 7/11/2017 (Joshua Wood)

- Passed out site photos and material board
- 2400sf, 1235sf basement, 475sf garage on alley
- Dolphin place side is all pedestrian, back of sidewalk is PL
 - Pull retaining wall off sidewalk (add planting)
- Entry level is bedrooms, living above, Master in back of entry level
- Large front lawn, 23'-8" front setback where 15' required
- 10-10 + 5-2 side setbacks, touch 5' setback at alley garage
- Upper level (inverted floor plan) opens front and back
 - Second floor stepped back on all but East side
- Basement, Family, Garage, Exercise (high windows)
- Brick, wood, glass, stucco
- Presented perspectives
- Large two story glass element with lightwell, to bring light down to basement
- Frosted/obscured glass at stairs for neighbor privacy, and ground level bathrooms
- 8' of grade change across lot (NE to SW) – steep slope beside garage to be planted out.

COMMITTEE QUESTIONS: 7/11/2017

- Welsh – Relation to neighboring houses? – presented phot montage – all 2 story
 - Common retaining along sidewalk, proposed to setback and landscape to buffer
 - Grade of home behind? 5-6' higher at grade level

- Welsh – neighbors? Applicant has reached out. Neighbors are here
- Gaenzle – FAR? Allowable=2628, 2400 above grade, 226 of garage counted (2626) – basement and garage combined 1710 sf
- Kane – transition to home on East is abrupt

PUBLIC COMMENT: 7/11/2017

- Randy Kelly – Took work to figure out where to go. (this meeting needs better notification) 1929 Spanish classic 800 sf being demolished, 5x larger structure, concerned about density/character, diminish views, floor area workarounds, 30' height grading, opposed to project without cutbacks to satisfy neighbors.
 - Chair suggestion to public to compare FAR/height to neighborhood
 - Kelly – what is intent of FAR? ... control visible bulk and scale
 - Kane – FAR items not included is loophole.
 - Kelly – request accommodation to affected homes
- David Shepards – Remodeled, but chose not to go up second floor. Other neighbors exhibited similar restraint
- Joanna Marsh – Concerned about mansionization, why “downtown urban element” (per applicant presentation). Other neighbors view is completely gone. Vacation home?
- Theresa Leshner – Picture is “killing her” Received notice of project, architect reached out last week, shocked/sad. Purchased last year (forever home). They hired a LJ architect who prepared them to lose first floor views but not second floor. Grading allows applicant to start higher than current home. Current plan will eliminate most of Westerly views and all of views from some areas. Storage on second floor deck blocks partial view, requested movement towards Dolphin or lower. Architect said it is possible with redesign. Sent letter to Hardimans. No response. Request to lower 2'. Presented graphic representations of proposed impacts on view. Deck looks into master bedroom. Glass rails would help. Did not expect to lose second floor.
 - Costello – CCC and SDMC and LJCP do NOT protect private views.

COMMITTEE DISCUSSION: 7/11/2017

- Costello – Neighbors should be good neighbors
- Leira – Neighbors home looks further setback.
 - Floor to Ceiling heights?, 9 basement/11 main/10 upper
 - Work with neighbors to lower floor to ceiling heights, think there is opportunity to lower
 - Applicant presented image of how much more the neighbor still maintains view
 - Main level is up 2' from current
- Gaenzle – upper level storage would be great to get rid of. East elevation is too long/plain, not articulation, 60' long
- Leira – remove storage on second floor deck or reduce and rotate 90° to reduce disruption to neighbors
- Kane – poor transition to neighboring home with long East wall. Style is too urban.
- Gaenzle – main level, where is west neighbor obstruction? Neighbor (west) roof matches proposed upper level ceiling. Can home slide North? Please investigate.
- Leira – Strong elements need to allow some flexibility. Please consider lower ceiling heights.
- Kane – total height – 30', 24.5" height
- Will – angled building setbacks? – 6" below

FOR FINAL REVIEW: Please provide for the next presentation

1. Consider design changes, discuss with client/neighbors
 - a. Consider breaking up East wall
 - b. Consider eliminating or turn second floor deck storage 90°
 - c. Consider lower floor to ceiling heights
 - d. Try shifting house North
 - e. Consider glass walls at rear deck
2. Cross section at neighbors, window alignment, add to section B

3. Aerial View

Applicant requested to return July 18, 2017

APPLICANT PRESENTATION: 7/18/2017 (Joshua Wood)

- Site section including neighbors on E and W.
- Lowered main level 6" to 10' (from 10'-6")
- Follows trend of roof heights down slope of Dolphin Pl
- Easterly elevation
- Vacation home until retirement
- 10.5' overhang has support post at end, 8' of 18' deck left uncovered
 - Allows openness/shade when not in town.
- Minor material changes along front half of East elevation.
- Wall already exceeds required setback by 2', articulation would create moving closer to setback
- Aerial photo – second floor size is in keeping with neighborhood
 - Neighbor second floor is stepped back, applicant is forward, opening views for neighbor
- Opened up storage area wall by using guardrail height storage bench instead of full-height closet. View provided through new wall cutout above storage bench.
 - Explain sliding panel? – Wood sliding panel can be closed to provide owner privacy when deck is in use and left open when owners are away.
- What is offset material - Fiber Reinforced concrete "stone" look panel
- FAR is consistent in the neighborhood
- Unarticulated 2 story walls along East PL is consistent in neighborhood
- Original cottages are not the dominant archetype anymore ... eclectic neighborhood

COMMITTEE QUESTIONS/DISCUSSION: 7/18/2017

- Consider glass railing – Yes, decided not to for maintenance, railing is 2' below neighbors window sill
- Setbacks?
- Height? 24'-6" from grade
- Collage from street views ... presented

PUBLIC COMMENT: 7/18/2017

- Merten – FAR is .5975, (4 sf left)
 - Representing some neighbors, 8 names/families
 - Cathy Carpizo
 - Pam Dekema
 - Tom and Tina Duffy
 - Michael Ishayik
 - Todd and Teresa Leshner
 - Jordana March
 - David Shepardson
 - Project exceeds FAR, 5' exemption line follows 57' contour line, deck at 62', should connect to corner (35 sf should have been counted)
 - Roof Plan: not available today
 - Parapet at one elevation (86.5')
 - Contours of existing grade below (55' at one point)
 - Roof height of 31.5' at one corner
 - Does not meet code
 - Must provide 2 parking spaces, plus 2 guest spaces. Must be provided in driveway or on street in front of project, not enough street frontage for two. (35' of frontage) ... deficient 1 space.
 - Driveway gradient limits, if greater than 5% requires 25' long transition areas, driveway slab is warped, 9% on East edge down, 6% slope up on West edge.

- Visibility areas – adequate site lines, view up alley is blocked, visibility area is not defined for alleys and requires city attorney opinion if adequate site.
- LJ Community Plan “New development should transition, setback upper floor”, second floor steps forward.
- East Elevation, translucent glazing will light up like lantern, light intrusion into neighbor. Code sections about light intrusion require light cast to stay on property.
- Urge committee to ask applicant to come back with compliant design.
- Jordana March - Neighbor to West
 - Did not hear from applicant.
 - Windows look directly into bedroom windows
 - Light directly into her bedroom
 - It is difficult to park on Dolphin Place – project has insufficient parking
 - Concern for soil stability digging basement, 100 year old trees on applicants lot. Palm tree Roots wrap around street water lines
 - Concerned about flooding
 - Applicant: all site drainage mitigated on site
 - Applicant: Proposed structure does not dig deeper than neighbor
 - Alley has heavy travel, vehicle and pedestrian/bike/skateboard
- Tom Duffy – not suitable for neighborhood, not setbacks, style is horrendous, sticks out like a sore thumb.
- Todd Leshner – digesting all of this. Have discussed many specific issues for their home on the East. There are more broad issues. In extended neighborhood only saw what appeared to be 5 homes with what looked like 3 stories. 4 of the 5 had a tiered (wedding cake) design.

COMMITTEE DELIBERATION: 7/18/2017

- Applicant responses to Merten issues
 - Reviewed with city staff and engineering has been reviewed by city staff
 - Driveway slope can be worked out, his garage is not abnormal for this street.
 - None of houses on street offer the guest parking.
 - Context, next door neighbor has 2 story façade at street, this is common in neighborhood.
 - Translucent glass meant to create privacy and still provide articulation to neighbor, can provide low level lighting
 - Could be replaced with wood (Welsh)
- Need to review FAR and height issue
- Views are improved by redesign.
- Applicant: Lot looks like a vacant lot, but consistent and larger than majority of lots
- Neighbor: What is short version of historic status?
 - Applicant: full historic report and city review. Major renovations, few original elements.
- View safety, visibility triangle?
 - Applicant: Garage located at flattest place he can.
 - Applicant can adjust site storage wall if it was the only issue.
- FAR issue
 - Applicant: now there is a comment on cycle issues to review FAR issue.
- Premature to vote without answer to significant items.
- How did you lower the roof?
 - Applicant: Reduce interior space. (any more puts second floor roof in neighbors’ view)
- Any opportunity to add perforated screen or redesign translucent selection at stairs.
- Would applicant be amenable to coordinate with neighbors or neighbors’ representative?
- What is exempt floor area?
 - Applicant: 1484 sf is exempt from floor area. (all in basement/garage level)

7. PRELIMINARY REVIEW 7/11/17

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

Project Name:	Bodas Residence	Permits:	CDP
	6947 Country Club Drive		
Project No.:	551761	DPM:	Morris Dye
Zone:	RS-1-4	Applicant:	Tim Martin

(Process 2) Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6.521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area.

Applicant Presentation – Tim Martin

- View restriction imposed by Copleys (now Manchester)
- Easement to become LLA as part of CDP
- Pushed pad down to avoid view easement (6' below existing)
- South setback, house offset from neighbor
- 40' grade front to back, main level single story, walk out lower level
- Submitted plans to Manchester (rear neighbor), coordinating plans with North neighbor, shared with other adjacent neighbors with support
- Main 4954, main gara 783, 2855sf lower level + 509 stor, 7809 habitable, 1292 non-habitable (9100 ish),
- 6521 GFA, .17 FAR, .allowable between .40 or .50
- South wing at grade, no basement under that part
- 20.7' at highest point above proposed grade, 20' above existing grade
- Landscape Plan – add trees to screen street and houses below, stay under view easement. Bio-retention basin
- Pool solar on lower slope, hidden from public view by screen of trees along street
- PV hidden in recessed flat roof and hidden from neighbors view above
- Touching private view easement in 3 locations, far below 30' limit.
- Aerial view for context
- Cycle comments deal with logistics of LLA after CDP is approved.

Committee

- Drawing set is exemplary
- Will – disclose that he worked for former architect who was employed by client prior, not this architect. No financial conflict of interest.
- Neighbor will review and approve plans.

Public Comment

- Maria – any new news about Manchester golf course? – none

SUBCOMMITTEE MOTION 7/11/2017: To make the 11 July 2017 Preliminary Presentation the Final Presentation.

(Will/ Kane 8-0-0)

In Favor: Collins, Costello, Gaenzle, Kane, Leira, Welsh, Will, Zynda

Opposed: None

Abstain: None

Motion Passes

SUBCOMMITTEE MOTION 7/11/2017: Findings can be made for a Coastal Development Permit and Lot Line Adjustment for the demolition of an existing single dwelling unit and construction of a 6,521 square foot single dwelling unit. The 0.89-acre site is located within the non-appealable area of the coastal overlay zone at 6947 Country Club Drive in the RS-1-4 zone of the La Jolla Community Plan area.

(Kane/ Collins , 7-0-1)

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

Opposed: None

Abstain: Costello, as Chair

Motion Passes

8. PRELIMINARY REVIEW 7/18/17

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

Project Name:	Abbott Residence CDP / SDP	Permits:	CDP & SDP
	6340 Camino de la Costa		
Project No.:	538814	DPM:	Glenn Gargas
Zone:	RS-1-5	Applicant:	Lauren Williams

(Process 3) Coastal Development Permit and Site Development Permit for a second story addition to an existing residential single dwelling unit with detached garages for 4325 square feet of construction and a total of 9580 square feet. The 1.37-acre site is located at 6340 Camino De La Costa in the Coastal (Appealable) overlay zone within the RS-1-5 base zone in the La Jolla community plan area.

APPLICANT PRESENTATION: 7/18/2017 (Lauren Williams, Mike McCarley)

- Large property on bluff at Camino de la Costa
- Remodel only ... adding more than 10% Floor Area triggers CDP
- Proposed street trees
- Very little of house will be visible from street due to dense landscape
 - Existing/proposed house main level is 15' below street elevation
- Removing structure from 25' bluff setback.
- Front setback is 88', almost 100' back from street
- FAR is .19 where .45 allowable.
- Stepping back second floor
- Mainhouse Sides 30' and 28' where 8' and 6'-10" required (existing garages are consistent with that, slightly further away from PL)
- 75% of lot is landscape
- City issues –
 - Importance of view corridors, proposing to make sideyard gates transparent (open) gates, no vegetation over 36" in sideyards.
 - Street trees, 6 new palms
- Mature developed landscape to remain

COMMITTEE QUESTIONS: 7/18/2017

- Can we consider this as final (no, Costello)
- Do you have an FAR study? No ... far under allowable.
- How does it look from beach, applicant presented photo
- What portion to be removed on bluff side

PUBLIC COMMENT: 7/18/2017

- Name? – represent neighbor (Midler), would like to see actual plans.
 - Is this an amendment to previous CDP? - this is a new CDP. All previous CDPs have been exercised

- Norther garage with Lanai (2008), was a view corridor required then?
- All existing landscape/hardscape to remain in place. Some concern that North/West palm tree has been removed.

FOR FINAL REVIEW: Please provide for the next presentation

- Plans for view corridor
- Provide CDP paperwork for previous project
- Compare elevations (existing vs proposed)
- Applicant presented materials board

Applicant requested to return August 8, 2017

9. ACTION ITEM: 7/18/2017

Discussion of the incentive-based coastal development proposal, with a resolution regarding a recommendation to the CPA for a general support of the concept.

PRESENTATION: 7/18/2017 (Diane Kane, Sharon Wampler)

- Since last presentation ... presented to LJ Shores Assoc, LJS PRC, LJS PDO AB
- Bob Vacchi would be thrilled if you could get LJ Shores onboard
- On CPA agenda for August, still a working document, needs refinement/revisions
- Want to be an action item on August CPA
- LJ Shores PDO AB, conversation with Marlon Pangilinan
 - How does this work with PDO? Asked Marlon for suggestions
 - Addendum/Amendment, how would it apply?
- Tim Golba did this on his de la mesa project.
- LJ Shores are consistently being forced to support projects that are not aligned with neighborhood but meets code.
- This would get rid of 50% exemption.

COMMITTEE DISCUSSION: 7/18/2017

- Costello – one recipe for all of LJ would be great. Most compelling would be take real life projects, show people what is going on?
- Exemption not Categorical Exclusion
- Two bonus items for historic is too many
- Arithmetic error somewhere ... please correct.
- Will the edited version come back to us or CPA?
- Worth pushing forward, can't discuss with staff until we have a positive action.
- Need a great presentation at CPA.
- Shores is key, clarity and predictability
- Predict how city would react. Too much subjectivity for brand new employee, scientific (black or white) numbers.
- Consider biggest hick ups are at La Jolla Shores (suggest moving forward without LJ Shores) start out with base zones only.
- Riverside – smart zoning was too complex, design standards instead, how execute at staff level? Black and White.
- This is intended to remove 50% rule, but even if unsuccessful, this could decrease the frequency of its use. Some might opt for this path because there is more design flexibility without further permit.
- Letter to editor from Mark Lyon suggested this would be more expensive. Not sure where that came from. He has not contacted anyone to discuss specific concerns.

MOTION: 7/18/2017 (Will/Gaenzle)

Motion to recommend the latest iteration of the Incentive Based Coastal Development Proposal to CDP for the residential base zone portions of La Jolla (LJ Shores and PDO zones excluded) to be endorsed by CPA and sent downtown. (Recommend you demonstrate to CPA how/when it will come back through community groups after city edits)

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

Oppose: none

Abstain: Costello (chair)

MOTION PASSES 7-0-1

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

Revision 1

Tuesday, July 25th, 2017 @ 4:00 p.m.

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

Meeting Room 1

1. **4:00pm Welcome and Call to Order:** David Gordon, Chair
2. **In Attendance:** Tony Crisafi, Matt Edwards, David Gordon, Bob Steck, Janie Emerson, Angie Preisendorfer, Myrna Naegle **Absent:** Michael Czajkowski
3. **Adopt the Agenda:** Janie Emerson made motion to adopt, **2nd:** Tony Crisafi. **Vote:** 7-0-0
4. **Adopt June Minutes:** Janie Emerson made motion to approve, **2nd:** Bob Steck, **Vote:** 7-0-0
5. **Non-Agenda Public Comment:** Phil Merten discussed the City Council meeting Monday July 24 regarding affordable housing and companion units (guesthouse) permits, and no mention was made about the slow and expensive costs of City Developments Services.
6. **Non-Agenda Committee Member Comments:**
Janie Emerson and Angie Preisendorfer discussed attending the SD City Council meeting and the blanket change to allow companion (guest houses) City wide. Please attend the September 12 San Diego City Council meeting
7. **4:05pm Chair Comments**

Note that comments from the public are welcome. However, in order to respect others time, it is requested that members of the public limit their comments and questions to 2 minutes. It is also requested members of the public refrain from repeating the same comments others have already made. Any member of the public planning to make a formal presentation or a discussion longer than 2 minutes will need to schedule time on the agenda with the chair prior to the meeting.
8. **4:05 – 4:15pm Future Meetings:**
 - a. Discussion regarding change of LJSPRC meeting date to another day earlier in the month to allow time for the minutes to be completed in time for topics to be included in the La Jolla Community Planning Association Agenda. New date will be discussed via email between the committee members. New date will be implemented for September meeting or later and will be announced at least one month prior to the change.
 - b. Coverage for chair for August meeting. Janie Emerson will act as Chair for the August LJSPRC meeting.

9. Project Review:

a. **4:15-4:45pm PRICE/COHEN RESIDENCE – Information Only**

- Project #: 529988
- Type of Structure: Single Family Residence
- Location: 2045 Lowry Place
- Applicant's Rep: Michael Morton (858) 459-3769 michael@marengomortonarchitects.com
Audrey Cordero (858) 454-9133 ACordero@designstudiowest.com
- Project Manager: Not assigned (619) 446-xxxx xxxxxx@sandiego.gov

Project Description: (Process 3) Possible Coastal Development Permit and Site Development Permit for a 1250 sq ft second floor addition to an existing 2100 sq ft single story residence. Existing residence includes a garage and spa. The addition will include a new deck. The site is located at 2045 Lowry Place within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

Information only:

Neighbor Kathleen Neil, residing directly behind and southeast of the Price-Cohen residence, expressed concern for privacy and rear setback on the second floor. Phil Merten who has been hired to represent Ms. Neil, also made comments opposing the project. Chair, David Gordon recommended that the applicant and their rep work with the neighbor to attempt to resolve issues.

Project will return for presentation and vote after the city DSD completes the change from Ministerial to Discretionary project and issues the assessment letter and cycle issues.

b. **4:45-5:15pm CAMPOS RESIDENCE 2nd Review**

- Project #: 534717
- Type of Structure: Single Family Residence
- Location: 8501 Avenida De Las Ondas
- Applicant's Rep: Carlos Wellman (858) 442-8009 carlos@thelotent.com
- Project Manager: Gaetano Martedi (619) 446-5329 gmartedi@sandiego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit for a 670 sq ft first floor addition and 1,908 sq ft second floor addition, including a garage, spa and new deck to an existing dwelling unit. The 0.47 acre site is located at 8501 Avenida De Las Ondas within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

**Findings can be made for site development Permit SDP and CDP for Project #: 534717
Vote 6-0-1 (1 abstained "lack of familiarity")**

c. 5:15-5:45pm ARDATH RD RESIDENCE

- Project #: 531990
- Type of Structure: Single Family Residence
- Location: 2509 Ardath Rd
- Applicant's Rep: Jose Martinez (858) 427-4161
Dinesh Korat (619) 813-3345 dskorat@gmail.com
- Project Manager: Glenn Gargas (619) 446-5142 ggargas@sandiego.gov
- **Project Description** (Process 3) Coastal Development Permit & Site Development Permit for the addition of 344 square feet and remodel of existing residential single dwelling unit for a total of 3,920 square feet of construction. The 0.34 acre site is located at 2509 Ardath Road in the Coastal (Non-Appealable) overlay zone within the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

**Findings can be made for Site Development Permit SDP and CDP for Project #: 531990
Vote 7-0-0**

d. 5:45-6:15 DOSTART RESIDENCE (Reviewed for info Sep 2016)

- Project #: 549333
- Type of Structure: Single Family Residence
- Location: 3115 Bremerton Place
- Applicant's Rep: Joseph Reid (858) 456-8555 jreid@isarchitecture.com
- Project Manager: Gaetano Martedi (619) 446-5329 gmartedi@sandiego.gov
- **Project Description** (Process 3) Site Development Permit for demolition of an existing 2,681 sq ft single story, single family home and construct a new 5,103 sq ft two-story single family residence with attached two car garage and covered rear patio on a 15,007 sq ft lot
Existing FAR: .18 New FAR: .34
Observing existing setbacks: Front 20'; Side North 8'-10"; Side South 8'-11"
Front porch encroaches 6'-0" into Front Yard Setback
Structure Heights: Existing 13'-0" Proposed 24'-7 ½"
The 0.34 acre site is located at 3115 Bremerton Place in the LJSPD-SF base zone of the La Jolla community plan area within council district 1.

Tony Crisafi made a motion to return after city cycle issues were addressed and Heights are signed off by Planning Department.

Janie Emerson 2nd

Vote 6-1-0

e. 6:15-6:45pm GREENBERG RESIDENCE

- **Project #:** 556536
- **Type of Structure:** Single Family Residence
- **Location:** 8276 Paseo Del Ocaso
- **Applicant's Rep:** Michael Morton (858) 459-3769 michael@marengomortonarchitects.com
- **Project Manager:** Martha Blake (619) 446-5375 mblake@sandiego.gov

Project Description: (Process 3) Coastal Development Permit and Site Development Permit to demolish an existing single dwelling and construct a 4,902 sq ft two story dwelling with a 784 sq ft basement, swimming pool and spa located at 8276 Paseo Del Ocaso. The 0.12 acre site is located within the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District Area within Council District 1.

Information only:

Committee members raised concerns about:

FAR of 93% which far exceeds the average in the neighborhood.

Side set backs are only 4' with an added 30" eave on 2nd story were a concern

6 bedrooms, questions raised about adequate parking in the beach area, 2 car garage with a 17' driveway

Bulk and Scale

Lack of articulation of the 2nd story

Project will return for presentation and vote after the city DSD issues the assessment letter and cycle issues.

Adjourn to [next PRC meeting Tuesday, August 22, 2017 @ 4:00 p.m.](#)