

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: Bob Steck

Vice President: Helen Boyden

2nd Vice President: Brian Will

Secretary: Dede Donovan

Treasurer: Janie Emerson

DRAFT AGENDA –

Regular Meeting | Thursday, 4 January, 2018 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: January Scheduled Minutes takers: Weiss

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** 619-645-3090 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 Election Committee Report

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> - John Shannon, Rep.

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

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

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.

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.**

No T&T or PDO meetings in December. No PRC recommendations.

10.1 Garbow – Hardiman Residence Project No.: 547408; 7682 Hillside Drive. LA JOLLA - FLAT FEE (Process 2) Coastal Development Permit for a new single family residence - currently vacant lot. The 0.23 acre site is within the non-appealable coastal zone (N-App-1) located at 7682 Hillside Drive, in the RS-1-5 zone of the La Jolla Community Plan area.

DPR Motion: Findings **CAN** be made for a Coastal Development Permit (Gaenzle/Ragsdale 6-0-1)

10.2 Liaghat Hillside Vacation & Residence Project No.: 503701. 7520 Hillside Drive. Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

DPR Motion: Findings **CAN** be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1)

10.3 5785 La Jolla Blvd Mixed Use Project No.: 552695 (Process 4) Planned Development Permit and Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story 9,439 sq ft * mixed use live/work building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area. *At the 12/19/17 DPR meeting the area was reported to have been reduced to 8,828 sf.

DPR Motion: Findings **CANNOT** be made for a (Process 4) Planned Development Permit and Coastal

Development Permit at 5785 La Jolla boulevard as presented. The proposal does not provide for an on-site Loading Area with alley access as required by the Muni Code 159.0409(a), nor does it provide the 2 ½ ft Alley Dedication as required by the City of San Diego Street Design Manual to conform to the standard alley width. The proposal does NOT qualify for a Planned Development Permit, 126.0604, because it places a Loading Area next the Traffic Splitter Median, a necessary part of the safety requirement of the Bird Rock Traffic Plan. Therefore it WILL be detrimental to the public health, safety, and welfare, 126.0604(2). The substandard alley width WILL adversely affect the applicable land use plan, 126.0604(1). The proposal will result in a LESS desirable project if it is not designed in strict conformance with the development regulations, 126.0604(3). (Costello/Kane 6-0-1)

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 Time certain 6:30: Sewer and AC Water Group 797 would like approval for a project tentatively scheduled for early 2019 to early 2021: Jiaxing Gu (Jenna) will be presenting:

- Install 300-linear-feet (LF) of new water main and replace 5293 LF of existing AC water main;
- Replace 2110 LF of existing VC sewer main, including associated sewer laterals and manholes;
- Use best management practices (BMPs) for erosion control, storm drain inlet protection and restoration of disturbed areas to their original condition;
- Resurface streets impacted by its construction activities;
- And install new curb ramps that will improve mobility access for people with physical disabilities.
- Work will focus on segments of S. Girard Ave., E. Genter St., S. Calumet Ave., W. Sea Ridge Dr., Colima Ct., San Colla St. Ricardo Pl. Bandera St. and Linda Way.

12.0 Consider making a request to the City to restore public access to the Bandera Street view corridor.

On the West side of Calumet Ave, there is a 20'x110' Public ROW at the end of Bandera St. Bandera St is a designated view corridor within the community plan. There is a permanent chain link fence installed approximately 20' West of the sidewalk preventing the public from accessing the ROW area and from viewing the waves at this long established "surf check" location. The LJCPA will hear discussion and consider making a formal request to the city of San Diego to remove the existing fence and replace it with an appropriate guard rail closer to the bluff edge and reestablish public access to the view.

13.0 Possible adoption of a resolution – prepared by Helen Boyden with input from Philip Merten – to provide guidance to subcommittees and boards for scheduling projects.

The LJCPA resolves that in order to allow fully informed neighbors, communities and trustees to comment on and evaluate possible recommendations to the City, the various subcommittees and boards as well as the Trustees of the LJCPA should follow these guidelines:

1. No hearings shall be scheduled until at least fifteen days after the date of the Notice of Application/Future Decision, and at least fifteen days after the Notice has been posted on the property.

2. In order to place a discretionary project on a committee agenda, the initial Project Assessment Letter and Cycle Issues Comments for the project shall have been received by the LJCPA/committee chair and distributed to committee members at least 72 hours prior to the projected meeting date.
3. Information only presentations are most effective when scheduled for projects that have not yet applied for a discretionary permit. Once an applicant has applied for a discretionary permit and the required notices verified and cycles received, an action presentation is preferred. If changes are suggested during the hearing, either the committee or the applicant can request a continuance, or changes can be made and authenticated at the meeting.

14.0 Announcement of the February LJCPA Minutes-Taker – TBD

15.0 Adjourn to next LJCPA Meeting: February 1, 6:00 PM

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DRAFT MINUTES –

Regular Meeting | Thursday 7 December 2017, 6:00 pm

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

Trustees Absent: Little, Donovan

1.0 Welcome and Call to Order: President Steck called the meeting to order at 6:00 PM

2.0 Adopt the Agenda

Motion Passed: 11-0-1 (Emerson, Boyden)

3.0 Meeting Minutes Review and Approval

Motion Passed 11-0-1 (Boyden, Collins)

4.0 Officer Reports

4.1 Treasurer

Beginning Balance as of 11-1-17: **\$ 100.62**

Income – Total (Collections): **\$ 560.00**

Expenses – CA bi-annual statement of Information Filing Fee \$20.00; Rec Center rent/overtime Jan-Jun 2018 \$260.00; Agenda Printing \$42.50; AT&T Telephone \$76.67;

Total Expenses: **\$ 399.17**

Net Income/(Loss) **\$ 160.83**

Ending Balance as of 11-30-17 **\$ 261.45**

4.2 Secretary – Read the customary statement re: Membership

Scheduled Minutes takers: December: Ahern

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** 619-645-3090 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

LJCPA - Meeting of Jan 4, 2018

Draft Agenda Packet

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6.0 President's Report – Information only unless otherwise noted

6.1 Oath of Office: Trustee elected in September Special Election of Cindy Greatrex.

6.2. Project Update: Planning Commission Hearing on Blue Heron held on November 16. LJCPA represented by letters from Janie Emerson and Mike Costello: Unanimous denial of both the LJCPA appeal based on LJ Community Plan and the neighbor appeal on geotechnical grounds.

6.3 The UCSD Draft EIR for the proposed Torrey Pines Living Learning Neighborhood was issued November 1 with a 45-day comment period expiring December 15. A public hearing on the Draft EIR was held on November 29.

6.4 Appoint Election committee for the March election (Janie Emerson, chair, Donna Aprea, Gail Forbes, Joe LaCava. Six seats are available at this time. Trustees up for re-election Patrick Ahern, Tom Brady, Janie Emerson, Dolores Donovan, David Little, and John Shannon. Janie Emerson declared she would not be running.

7.0 Non-Agenda Public Comment

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

Andrea Slageter – City council hearing on the possible Short Term Vacation Rental (STVR) issues. The Ocean Beach Planning Committee is requesting people attend in order to speak or cede time Tuesday, December 12th, 10am Golden Hall.

Matt Strabone – Running County Assessor, Recorder and Clerk. Believes in public outreach, and improving customer service.

Steve Rossi – Lives on Bandera. Requested audience input on how to deal with opening up public view corridor at the foot of Bandera to the ocean. He was informed that this issue has been discussed at LJCPA and this is the correct group. Further discussion is in process.

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/> - Not present.

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.

Phil Merten – Requests that development projects not be reviewed until affected property owners have been adequately noticed, and that Committee Chairs not review a Development Project sooner than 15 days after the date on the notice of Application or Notice of Future Decision.

Helen Boyden noted that the First project review letter to be received before meeting agenda published should also be added.

Janie Emerson said this issue be an action item at the next CPA meeting. Dave Gordon agreed that the issue be an action item. Mike Costello, also requested that the City provide notice.

Mike Costello - STVR – Asked people to show up for the December 12th hearing. Also commented the Community Plan isn't always recognized as a valid guideline for development.

Helen Boyden requested that specific elements of the Community Plan be cited in motions.

Patrick Ahern – The Upper reservoir, known as the Country Club Reservoir located at 7269 Encelia Drive off of Upper Hillside Drive may start construction in January. The 3.1 million gallon reservoir In La Jolla Heights Park and the lower reservoir on Soledad and Al Bahr will soon be going through Environmental Review.

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>- John Shannon, Rep.- Nothing to report.
- 9.2 Coastal Access & Parking Board** <http://www.lajollacpa.org/cap.html> Nothing to report.
- 9.3 UC San Diego Long Range Development Plan CAG** <http://lrdep.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 Deborah Marengo, 2nd Monday, 4:00 pm
DPR – Development Permit Review Committee, Chair Brian Will, 2nd & 3rd Tuesday, 4:00 pm
PRC – La Jolla Shores Permit Review Committee, Chair Dave Gordon 3rd Monday 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.**

The DPR Committee met but had no recommendations in November.

10.1 Paseo Del Ocaso Residence: Project No. 556415 8247 Paseo Del Ocaso (Process 3) Coastal Development and Site Development Permit to demolish an existing 1900 sq ft residence and construct a new 4,332 sq ft two-story single family residence including a basement and roof deck. The new home will include 1st floor: 1,492 sq ft, 2nd floor: 1,743 sq ft, Basement: 1,097 sq ft, Roof Deck: 100 sq ft. The 0.12 acre site is located within LJSPD-SF of the Coastal (Non-Appealable) Overlay Zone.

PRC Motion: Finding could be made for an SDP and CDP for Project #556415. 4-2-1

10.2 Shteremberg Residence: Project No. 568083; 8361 Del Oro Court (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,875 sq ft single story residence (current FAR 0.14) and construction of a new 5,259 sq ft single story residence (proposed FAR 0.26) at 8361 Del Oro Court. The new residence will include 5 bedrooms, 6 bathrooms, 3 car garage, pool, spa with an additional pool bath and a 400 sq ft roof deck. Existing and proposed setbacks are 10 ft side and 20 ft front. Maximum proposed height not to exceed 20 ft. The 0.46 acre site is in the Coastal Overlay Zone (non-appealable area), in the LJSPD-SF zone(s) of the La Jolla Shores Planned District.

PRC Motion: Finding could be made for Project #568083 which include moving of the pool equipment off the property line to plan dated 11/20/2017 6-0-1.

10.3 Speed Lumps on Draper Avenue between Westbourne and Genter Streets: Resident request for City installation of six speed lumps to deter speeding. (Andrea Russell)

T&T Motion: To Approve Six Speed Lumps on Draper Avenue between Westbourne and Genter Sts. 10-0-0

10.4 Pedestrian Crossing Controls on La Jolla Mesa at Skylark Drive: Resident request for City Installation of Controls to assist pedestrians in safe crossing (Antonio Sacido)

T&T Motion: to encourage the City to complete their evaluation study regarding pedestrian crossing controls at the intersection of La Jolla Mesa and Skylark Drive 10-0-0

10.5 Ways and Means at 1251 Prospect Street: PDO zone: Zone 1 and Coastal Overlay Zone Applicant: Parnell Delcham Agent: Rebecca Kerr: Change in building façade, materials, colors, Signage

PDO Motion: Plans as presented conform to the La Jolla Planned District Ordinance. 5-0-0.

Motion to approve Consent Agenda approved (Emerson/Gordon 14-0-1)

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 Robbins Residence CDP [Project No: 521651] 314 Ricardo Place

(Process 3) The project is a Coastal Development Permit for an 807-square-foot second story addition with deck and roof deck to an existing 2,802-square-foot residence at 314 Ricardo Place. The 0.164-acre-site is in the RS-1-7 zone, Coastal Appealable and Non-appealable overlay zones Parking Impact Overlay Zone (Coastal and Beach) within the La Jolla Community Plan Area.

DPR Motion: (10/17/2017) Findings CANNOT be made based on impacts to scale and character to the neighborhood. Larger second floor front setback would be consistent with neighborhood character. (Leira/Ragsdale 5-1-1).

Paul Benton representing the applicant noted the home complies with City front, sides and rear-yard setbacks, height, and Floor Area Ratio. The forward placement of the second story addition is evident in the surrounding neighborhood as well as up the street. The angled development of the homes along this block allows views to be retained. The area is in transition and there is a 2-story home across the street. Therefore, it is on compliance in all areas of the City Code and the La Jolla Community Plan.

Ali Simon, a resident of 24 years, and neighbor of the project is concerned about view corridors being protected, preserving the existing streetscape, the negative impacts of this project setting a precedent for future development. Mr. Simon asked that the project be stopped, or the second story stepped back.

Dave Gordon said this project is not affecting a Public View Corridor.

An option for the project would have been to move the garage closer to the street.

Mike Costello said it would be best to retain views, and to step back the 2nd floor to retain community character.

Brian Will noted that the LJ Community Plan indicates the 2nd floor should be stepped back.

LJCPA Motion: Findings CANNOT be made based on impacts to scale and character to the neighborhood. A second floor front setback is needed to be consistent with neighborhood character.[La Jolla Community Plan and Local Coastal Program Land Use Plan - PLAN RECOMMENDATIONS 2e. under Community Character Pg. 76, states in part: "Structures with front and side yard facades that exceed one story should slope or step back additional stories, up to the 30-foot height limit, in order to allow flexibility while maintaining the integrity of the streetscape and providing adequate amounts of light and air."] (Emerson/Collins 10-4-1)

12.0 Bollards at the foot of Playa Del Norte. Discuss and vote on an alternative proposal to the bollards (stations) at the foot of Playa Del Norte, for a temporary parking area (probably a “green” zone) to allow for

the checking of surf conditions, in the area where the bollards are now located. Drawings of what City Staff would support in this area will be presented.

Discussion:

Bill Fitzmaurice, Bill's daughter, Melinda Merryweather, and Tim Bessell representing Windansea Surf Club, Friends of Windansea and users of this view point provided support for removing the bollards and providing short term parking. Merryweather showed 120 signatures that were collected also in support for the approach and to protect the surfing community and maintain this historic surf check-out location. Bollards were originally installed due to crime in the area with multiple cars parking for long periods of time. It was suggested that 3 minutes rather than 15 minutes parking be used to prevent people from lingering too long.

Bessell – in favor of the 3rd option, noted there could be flex in the time.

Bill Fitzmaurice – Rep Windansea Surf Club said this benefits many community groups. He said time is needed to wait for a set of waves to come in which can take 15 minutes or longer.

Glen Rasmussen has been working on this project to protect this historic location for checking the surf. Board comments indicated a 15 minutes time frame is understandable. He recommended removing the bollards along Playa del Norte to allow cars to pull up, and retain the bollards along Neptune Place to delineate a crosswalk for safety and prevent people from driving up the wrong way.

Ahern said he believes the proposal is a win-win for surfers who want to view the ocean, and for the neighbors because it limits parking to 2 cars, and there would be no parking from 9PM-6AM to curtail illegal activities and noise. He noted this is also a protected public vantage point as per the LJ Community Plan.

It was also noted this area can be used as unloading and unloading zone for visitors to the beach.

LJCPA Motion: Finding can be made to accept proposal #3 to retain Public Vantage Point #67 and access by removing northern bollards along Playa del Norte and retaining western bollards along Neptune place, and installing 2 Green 15 minute limit parking spaces at the foot of Playa Norte with no parking from 9PM to 6AM time. Revisit in 9 months to determine if there have been police complaints. (Ahern/Emerson 13/0/2)

13.0 Announcement of the January LJCPA Minutes-Taker

Ray Weiss

14.0 Adjourn (circa *8 PM) to next LJCPA Meeting: January 4, 2017, 6:00 PM

LA JOLLA DEVELOPMENT PERMIT REVIEW COMMITTEE
LA JOLLA COMMUNITY PLANNING ASSOCIATION

Meeting Minutes – Tuesday December 19, 2017 – 4:00 pm
La Jolla Recreation Center – 615 Prospect Street, Room 1, La Jolla, California

ATTENDEES: Collins, Costello, Gaenzle, Kane, Ragsdale, Will, Zynda

1. NON-AGENDA PUBLIC COMMENT

- Kane – I received an email from DSD deputy director Elise Lowe who will transfer to a new job in charge of land use and economic development for Mayor Faulconer
- Kane – Coordinate with Steck and Gordon from LJCPA and request an action item at February LJCPA meeting to discuss viable options to address excessive construction on Hillside Dr. Possible remedies for road suitability for large trucks, maintenance, parking for construction workers, and access for emergency response vehicles. (Meeting will be on February 1. Kane requested action item to be trailed to last on the agenda)
- Note (occurred after meeting adjourned) – LJ Rec center staff informed that LJCPA has not renewed its contract for the DPR sub-committee meetings. Chair (Will) to follow-up with LJCPA.

2. APPROVAL OF MEETING MINUTES

Meeting November 14, 2017 - Approved

3. FINAL REVIEW 12/19/17

Project Name:	Garbow – Hardiman Residence	Permits:	CDP
	7682 Hillside Drive		
Project No.:	547408	DPM:	Morris Dye
Zone:	RS-1-5	Applicant:	Michael Rollins

LA JOLLA - FLAT FEE (Process 2) Coastal Development Permit for a new single family residence - currently vacant lot. The 0.23 acre site is within the non-appealable coastal zone (N-App-1) located at 7682 Hillside Drive, in the RS-1-5 zone of the La Jolla Community Plan area.

APPLICANT PRESENTATION (11/14/2017) Michael Rollins

- Street address will be 1830 E Puente Dr. Existing vacant lot, pad already constructed on previous expired CDP.
- .39 FAR where .55 allowed (30% site coverage, 70% landscape). Only ROW work is a rolled curb for drainage. 8' and 14' side setbacks; front setback is 6'; rear setback is greater than 40'.
- Single story from street (12-14' tall) w/ flat roof. Concrete block and glass siding. Max building height 28'-10" at lowest corner.
- Drainage tapped into existing drainage pipes. All previously disturbed. No ESL issues. No outdoor areas. Other than the 6' driveway and pavers to front door, there is no site work besides landscape
- Staging plan to use driveway and garage pad and build from north to south back to Puente.
- 29'-6" back-up length from face of garage.
- 2 parking spaces plus guest parking in front adjacent to garage door.

PUBLIC COMMENT (11/14/2017)

- Linda Strauss - clarified where the end of the street is. Street address should probably be higher than 1866.
- Tripp Bennett – Questions about West elevation and room relationships to Linda Strauss' property.

COMMITTEE DELIBERATION (11/14/2017)

- Historic bridge and weight will limit access to site. Coordinate with contractor and city.

- A “refreshing” example of what to build on hillsides: a compact house, no pools or tennis courts that require large flat areas.

DELIVERABLES FOR NEXT PRESENTATION

- Colored elevation
- Photo survey (include proposed house outline)
- Information about fencing from downhill side (along with photos)
- Cross section or street elevation with proposed and neighboring house heights
- Colors/materials board (include glass tinting)
- Landscape plan
- Consider more or larger windows for light & ventilation in ground floor bedrooms

APPLICANT PRESENTATION (12/19/2017) Scott Bernet

- Project will be addressed as 1830 E Puente – not Hillside
- Reviewed all the items listed above ... colored elevations, photo survey, fencing ...
- Grading Import/export? – The project will be balanced grading
- Parking? – 2 car garage + 1 off street space
- Where are the new windows? – in lower level bedrooms and back hall, slight increase to natural light
- Comment about future indoor electric lighting – please do not over light and not shine off property (consider shielding for below neighbors)
- What does landscape look like now? Graded, some grasses, natural along Hillside.
- FAR? - .39
- Roof? Single ply membrane with break metal fascia

PUBLIC COMMENT (12/19/2017)

- Tom Grunow
 - Large oak tree in bottom corner, 90 y.o. +/-, also a Tea Tree (Melaluca). Neighbors would preferred they be protected. Plan for it to remain and maintain, possibly adjust fence to protect
 - Drainage concerns, Hillside already has issues, no crown, no curb/gutter on downhill side ... their civil engineering will mitigate onsite rain.
 - Soil concerns heavy clays, if can't recompact what is contingency? Not analyzed yet.
 - Volunteered to assist with staging options.
- John Gilchrist
 - Construction Staging? No parking on Hillside. Applicant has already acknowledged limitations of bridge to access. Will not access site from below. Request not to park along Hillside.
- Charles Rudolph
 - One house up, view from roof will be incredible. Will they use the roof as deck space?
Applicant: There is no plan to do so.

SUBCOMMITTEE DELIBERATION (12/19/2017)

- Roof use? Applicant: Very little room where there is height limit allowance to allow a 42” guardrail. Unlikely that future roof deck will occur.
- Concerns about staging. Construction along Hillside Dr. is a continuing problem with limited road width and no parking. This project benefits from access off of Puente.
 - Conversations about qty of projects on Hillside ... reviewed with city staff to look at Truck size and weight limitations. Road is not in good shape, requested a study. They will do a study from Soledad to Via Siena. If 75% of neighbors sign, they can limit trucks with a new sign. No effective control of illegal parking right now.

SUBCOMMITTEE MOTION (12/19/2017)

Findings **CAN** be made for a Coastal Development Permit (Gaenzle/Ragsdale 6-0-1)

- In Favor: Collins, Costello, Gaenzle, Kane, Ragsdale, Zynda
- Opposed:
- Abstain: Will, as Chair
- **Motion Passes**

4. FINAL REVIEW 12/19/17

Project Name: Liaghat Hillside Vacation & Residence
7520 Hillside Drive
Permits: CDP & SDP
& Easement Relocation
Project No.: 503701
DPM: Glenn Gargas
Zone: RS-1-5, RS-1-5
Applicant: Hamid Liaghat

Process 3, Coastal Development Permit/Site Development Permit (for a site containing Environmentally Sensitive Lands) Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property. The vacant site (APN 352-13-0030) is located on the south side of Hillside Drive directly north and adjacent to 7520 Hillside Drive, in the RS-1-1/ RS-1-5 Zones, Coastal (non-appealable) Overlay Zone, Coastal Height Limitation Overlay Zone and within the La Jolla Community Plan Area.

APPLICANT PRESENTATION (10/10/2017) Hamid Liaghat

- 1.5 yr CDP/SDP for sewer movement
 - Proposing 7,500 sf home, others in neighborhood are much larger
- Chair interrupted presentation:** Project description is for the Easement Vacation and Dedication only, there has been no notice to community that this meeting would discuss a house. Please limit presentation to the Easement
- Identified location of project
 - This project will abandon the diagonal easement across his property and replace with new easement across his rear and side yards (clearing space for future home)
 - Replace 80 year old 8" sewer line with new 8" sewer line within 12" sleeve which allows for future upsize or replacement.

PUBLIC COMMENT (10/10/2017)

- None

COMMITTEE DELIBERATION (10/10/2017)

- How will the new lines connect (new manhole at each end of property)

DELIVER FOR NEXT PRESENTATION

- Aerial phot with area of work highlighted
- Please contact your project manager and get update on project description
 - Either the city sends us a new project description which includes a house at which time you can repeat your preliminary review
 - Or, return with the sewer easement issue only for Final Review.

APPLICANT PRESENTATION (11/14/2017) Hamid Liaghat, Bejan Arfaa (architect)

- Site orientation. 80% of site disturbed by original sewer installation. Steep descending driveway.
- .352 where .4 FAR allowed. Meet or exceed all required setbacks.
- Roof of house sits almost equal to elevation at Hillside drive. 2 uncovered parking spaces above garage at street level. 29' tall from lowest level.
- Driveway down will combine fill and some "bridge" structure. All below hillside level.
- 3 garage spaces plus 2 off street parking spaces. (potential additional parking under the ramp)
- Hand picking the invasive species out of hillside
- Redefining MHPA boundary, expanding development approx. 9,000sf into MHPA
- Dirt balancing the grading. Two terraced pads approx. 14' below street and 26' below street.
- Portions are within Hillside review. Show the HR line.

PUBLIC COMMENT (11/14/2017)

- Maureen Dulbecco – Is entire sewer easement on subject property?
 - Entire easement on applicant's property, sewer line is much narrower than easement width

- Only work will happen on subject property
- John Gilcrest – Many homes under construction, street is horrible, concrete trucks on other projects blocking traffic. Concerned about ambulance access. How does no parking and no blocking of traffic get enforced? Too many projects at once.
- Bob Adgern – How will cars back out of parking?
- Judy Benton--Property was split off from her lot. Should not be built on. Hopes that applicant takes her offer to buy back the property to donate as open space.

COMMITTEE DELIBERATION (11/14/2017)

- Leira – concerned about swimming pool on hillside
- Gaenzle – right side setback is too tight. Review option to push it over.

DELIVERABLES FOR NEXT PRESENTATION

- Grading plan
- Colored Steep Hillside Boundaries
- Exhibit colors for veg to remain and veg to restore
- Paving: distinguish impermeable vs permeable surfaces on plan
- Construction plan that responds to some of neighbors' concerns about the crowded street.
- Photo from vacant pad or end of Puente
- Answer to steep hillside cycle issue.
- Consider more generous north-east side setback
- Landscaping Plan

APPLICANT PRESENTATION (12/19/2017) Hamid Liaghat, Bejan Arfa

- Brief review of house, balanced grading on site (net only 10 c.y. import)
- Adjusted home to address neighbors views (Benson and Hughes)
- No steep hillsides exist onsite per city review (due to past grading and removal of native vegetation), no permeable paving, retention pond on site. Possible permeable in front of garage.
- 5' setback at minimum corner. (from 4'-6" at previous meeting) – less than 12' tall at this location.
- Driveway starts level to street, house is below that.
- FAR? 45% allowed (35.2% proposed)
- Will pool remain? ... Yes. Depth of pool? 4' to 6' All paved around pool.
- Height of house 4-5' above Hillside Drive

PUBLIC COMMENT (12/19/2017)

- Shoring will be required on East PL at carport
- Where is the location of fencing? At perimeter of deck/development
- Sewer line is 80 y.o. at either end? Any additional burden? 1 more house... proposed will match existing size. Manhole, slows the flow.
- Hairpin curve on Hillside. Staging will remain onsite. No workers will park on Hillside. Does city enforce this? Life safety issue that trucks do not block street for emergency vehicles. Too much activity on Hillside.
- Will new sewer line work happen ENTIRELY on subject property. - Yes
- Will applicant rebuild "buried" man-hole? If not in good shape, applicant will have to replace it.
- Is 8' adequate to maintain the pipe? Applicant will "future proof" sewer with 12" pipe and 8" sleeve
- Can any potential work required on adjacent property be done entirely within the easement boundaries on that property. – Yes
- Water surge in heavy storm event? Sewer sized for 100 and 200 year rain.

SUBCOMMITTEE DELIBERATION (12/19/2017)

- Construction Staging and access concerns. Applicant has assured that all staging and deliveries will be made entirely onsite (once driveway is graded). No discussion of how building of driveway bridge will affect traffic on Hillside. What about worker parking? No response.
- Neighbors should come to LJCPA meeting on February 1
- Commend applicant for considering staging.

- Building seems too close on East PL. It should move towards South West.
- Community character concerns ... There is open space to South which needs to be respected.

SUBCOMMITTEE MOTION (12/19/2017)

Findings **CAN** be made for a Coastal Development Permit/Site Development Permit Sewer Easement Vacation and Dedication to relocate existing 8' wide sewer easement to interior property line (and -change width from 8' to 15' wide) to allow construction of new, two-story, single family dwelling unit, totaling 7,884-square-feet on a 0.51-acre property (Costello/Collins 4-2-1)

- In Favor: Collins, Costello, Ragsdale, Zynda
- Opposed: Gaenzle, Kane
- Abstain: Will, as Chair
- **Motion Passes**

5. FINAL REVIEW 12/19/17

Project Name: 5785 La Jolla Blvd Mixed Use Permits: CDP, PDP
Project No.: 552695 DPM: Morris Dye
Zone: PDO Zone 4 Applicant: Manuel Oncina

(Process 4) Planned Development Permit and Coastal Development Permit for the demolition of an existing single story mixed use building for the development of a new 2-story 14,150 sq ft * mixed use live/work building at 5785 La Jolla Blvd. The 0.173 acre site is in zone 4 of the La Jolla Planned District, Coastal (Non-appealable) overlay zone within the La Jolla Community Plan Area.

- *At the 12/19/17 DPR meeting the area was reported to have been reduced 8,828 sf*

APPLICANT PRESENTATION: 9/12/2017 (Patrick Banning)

- Site map (PD zone 4)
- Project Description is incorrect. Total project is 9,439 sf including covered parking
- 4 retail units, 4 residential units, covered parking
- Planter removed to create ADA access to retail
- 1.3 FAR allowed, 1.25 proposed
- Presented color board, stucco, shiplap, wiremesh for vine growth
- Clear glazing at retail, grey tinted at residential above.

COMMITTEE QUESTIONS/DISCUSSION: : 9/12/2017

- Zero side yard requirements all PL, 16' street setback (curb to building) – proposed closer to 30' along LJ Blvd
- Stormwater – standard priority, exempt from permanent BMPs and hydromodification
- Trench drain in front of building face (alley side), area drains in garage with sand/oil filter
- Height = 19' above grade on alley side.
- Likely remove stairs from retail rear into each private residential stair well.
- No openings along South side. Wall seems large, monotonous, could use decorative modulation. (even just color)
- Have not been to Bird Rock CC
- Loading zones? Requested deviations from PDO, limited frontage on alley, 600sf invites trash, loitering, transients.
- Revise parking to angle spaces 4a/b 15 degree.
- Prominent corner ... is it soft enough?
- Project will include new curb and gutter along CDLC, and improvements along alley
- Landscaped 10'x14' open air stairwells
- Alley is 15', exceeds parking requirement by 1 space

PUBLIC COMMENT: 9/12/2017

- Sally – How wide is sidewalk? Parking off alley is gated? Yes. Think it is out of compliance and is offensive. Should be Mediterranean.
- Celia/Ben Cravat – own both homes across from alleys. Opinion of neighbors that without commercial loading zone, alley will be blocked. Plenty of empty retail in Bird Rock, empty retail but not enough parking. Not enough parking for visitors and workers. Emergency vehicles might need to use alley too.
- Philamen Offen (sp) ... echo everything Sally, Celia, Ben said ... not a fan of architecture. Parking (practically need 4-8 spaces for retail only)

FOR NEXT MEETING: 9/12/2017

- Perspective from traffic circle
- Streetscape to include neighboring houses for height comparison
- Consider adding loading zone
- Consider softening the corner
- Consider adding more parking
- Review requirement for 21' back-up space at alley
- Is there a City request to make alley standard width?

APPLICANT PRESENTATION (12/19/2017) Patrick Banning

- Design is primarily the same as previous design, 2 story mixed use (3 retail, 4 residential) (was 4 retail, 4 residential) usable rooftop only on LJ Blvd side of building
- Changes –
 - Area reduced to 8,828 sf (from 9,439 sf)
 - reorganized rear parking for better back-up space in 15' alley
 - no door between retail and residential
 - pulled back, softened corner to NW
 - South elevation, faces parking lot, added articulation to zero lot line where current parking lot exists
 - No elevators, each unit has street and garage stair access
- Loading zone? Meeting with city: no alley dedication required, curb utilization change from current green curb to white commercial loading/unloading first 22' west from alley. Glenn added project diary entry, approved by city staff. Dated October 27th at conflict resolution meeting. Requirement is at discretion of engineer. Costello: May require deviation under LJPDO?
- Is 22' enough to unload and not block CdIC or alley?
- All back area is available for vehicle movement, back-up, parking.
- If parking spaces are available, could loading be done on property at rear of building ... Yes
- Space for trash cans on-site adjacent to alley? Trash currently located at South PL
- Residential Parking ... 8 (2/unit)+3 for commercial
- Follow-up: Reference why/how not apply alley widening and loading requirements

PUBLIC COMMENT (12/19/2017)

- Camino de la Costa is narrow with parking. Will they use commercial loading area for U-Haul move-ins?
- 15' alley: city wants all alleys 20' wide, they often ask for 2.5', but not this time.
- Camino de la Costa loading zone is a bad idea, too narrow at this location.
- Potential for accidents
- Retail parking was reduced, unfortunate, impacted neighborhood
- Ugly building – don't like design.
- Previous concerns are repeated concerns with other neighbors who could not be here.
- Camino de la Costa is worse than characterized because of "work around" – people driving up Camino de la Costa and down Beaumont in an attempt to avoid the traffic circles on LJ Blvd.

COMMITTEE DELIBERATION (12/19/2017)

- Piano store curve fits with roundabout, missed opportunity with this project to create a better entry statement into Birdrock

- Why not dedicate the required alley width? Isn't this a variance?
- Applicant has done very well with what you have. Appreciate the articulation on the South side where zero lot line construction is typically just a CMU wall.
- Needs better parking, dedicated loading zone. Loading zone on restricted width on Camino de la Costa lets down the original traffic plan. All this could be achieved with slightly smaller building.

SUBCOMMITTEE MOTION (12/19/2017)

Findings **CANNOT** be made for a (Process 4) Planned Development Permit and Coastal Development Permit at 5785 La Jolla boulevard as presented. The proposal does not provide for an on-site Loading Area with alley access as required by the Muni Code 159.0409(a), nor does it provide the 2 ½ ft Alley Dedication as required by the City of San Diego Street Design Manual to conform to the standard alley width. The proposal does NOT qualify for a Planned Development Permit, 126.0604, because it places a Loading Area next the Traffic Splitter Median, a necessary part of the safety requirement of the Bird Rock Traffic Plan. Therefore it WILL be detrimental to the public health, safety, and welfare, 126.0604(2). The substandard alley width WILL adversely affect the applicable land use plan, 126.0604(1). The proposal will result in a LESS desirable project if it is not designed in strict conformance with the development regulations, 126.0604(3). (Costello/Kane 6-0-1).

- In Favor: Collins, Costello, Gaenzle, Kane, Ragsdale, Zynda
- Opposed:
- Abstain: Will, as Chair
- **Motion Passes**

6. PRELIMINARY REVIEW 12/19/17

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

Project Name:	7247 Fairway CDP	Permits:	CDP
	7247 Fairway CDP		
Project No.:	579283	DPM:	Morris Dye
Zone:	RS-1-4	Applicant:	Eduardo Frischwasser

(Process 2) FLAT FEE Coastal Development Permit to construct a 6,444.3 sq ft, 2 story residence over underground garage and mechanical room and a 643.7 sq ft guest quarters over basement, located at 7247 Fairway Road. The 0.44 acre site is located within the RS-1-4 zone within the Coastal Overlay zone (non-appealable) of the La Jolla Community Plan area, Council District 1. This is an Amendment to CDP (99-0249).

APPLICANT PRESENTATION (12/19/2017) Eduardo Frischwasser

- Lot empty for 20 years, 99 CDP demo. was executed, never built
- Figure/Ground study consistent with neighborhood
- Photo survey of neighborhood
- Project siting (20' front and back setbacks)
- Sunken garage and motor court to reduce driveway height
- Main level of house at existing pad grade with floor above which follows grade at rear.
- House terraced and pressed back into hillside
- Retaining wall to create light wells on South side

PUBLIC COMMENT (12/19/2017)

- None

SUBCOMMITTEE DELIBERATION (12/19/2017)

- Are there active CCRs?
- Good use of existing topography
- .45 FAR allowed, .40 proposed
- Tea room is included in FAR even though open air
- Float PV panels under height of parapet + gravel
- Community plan requires new projects fit with character – doesn't seem to fit context.

- Look at side P/L retaining wall heights and determine if 6' is maximum

FOR NEXT MEETING

- Confirm there are no active CCRs
- Show section through hillside stepped garden under north side of building
- Streetscape comparison with houses next door (two of each side)
- City review of retaining wall heights (6' in side setback)
- Consider softening the façade of the pool wall visible from street.
- Height Issue, confirm city sign-off on Prop D limit
- Community plan requires new projects fit with character – Demonstrate how your project fits with the existing character

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

Revision 0

Monday, December 18th, 2017 @ 4:00 p.m.

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

Meeting Room 1

1. **4:05pm Welcome and Call to Order:** David Gordon, Chair
 - a. Committee members in Attendance: Michael Czajkowski, Janie Emerson, David Gordon, Angie Preisendorfer, Bob Steck
 - b. Committee members not in Attendance: Tony Crisafi, Matt Edwards, Myrna Naegle
2. Adopt the Agenda: Janie Emerson moved to Adopt the Agenda, Bob Steck 2nd with changes made to postpone • Project #: 516011 8470 El Paseo Grande
VOTE 5-0-0
3. Approve November Minutes: Michael Czajkowski made a motion to adopt the minutes, Bob Steck 2nd
VOTE 5-0-0
4. **Non-Agenda Public Comment:** None
5. **Non-Agenda Committee Member Comments:**

Janie Emerson made comments regarding the Monarch Project on Fay Ave not having the required retail space on the ground floor. Discussion regarding having a meeting with the head of development Services with the City.
6. **4:05pm Chair Comments:** None
7. **Project Review:**
 - a. **4:15-4:45pm SIDE LLC Project**
 - Project #: 571249
 - Type of Structure: Single Family Residence
 - Location: 7687 Hillside Drive
 - Applicant's Rep: Alejandro Doring (858) 349-3355 adoring@mac.com
 - Project Manager: Pancho Mendoza 619-446-5433 FMendoza@sandiego.gov
 - **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for a 3,868 sq ft addition and interior remodel to and existing 3,126 sq ft single dwelling residence and construction of a new 6,880 sq ft residence with new 815 sq ft 3 car garage located at 7687 Hillside Drive. Each of the two homes will be constructed on separate but adjacent lots. The 0.368 and 0.265 acre attached sites are within the Coastal Overlay (Non-Appealable) overlay zone within the LJSPD-SF zone(s) of the La Jolla Shores Planned District within the La Jolla Community Plan Area within Council District 1.

Project postponed by applicant by telephone during meeting

b. 4:45-5:15pm BLACK HALIBUT Project

- Project #: 516011
- Type of Structure: Single Family Residence
- Location: 8470 El Paseo Grande
- Applicant's Rep: Claude-Anthony Marengo (619) 417-1111
CAMarengo@marengomortonarchitects.com
- Project Manager: Glenn Gargas (619) 446-5142 GGargas@sanidiego.gov
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for demolition of an existing 2,578 sq ft single story residence and 639 sq ft building. Proposed construction of a new two story (over basement) 6,927 sq ft single family residence (proposed FAR 0.60). The 0.27 acre site is located at 8470 El Paseo Grande within the Coastal Overlay Zone (appealable area) and the Sensitive Coastal Overlay Zone, in the LJSPD-SF zone of the La Jolla Shores Planned District Area within Council District 1.

Project postponed by applicant prior to meeting.

While waiting for applicant to arrive, a short non-actionable discussion took place with neighbors on the Hillside Drive • Project #: 516011. They wanted to discuss the construction of many projects on Hillside Drive. Chair David Gordon said we couldn't talk about the specify project but could discuss the problems in the area.

John Gilchrist, 7590 Hillside Drive, described the unsafe conditions of the many tradesmen and delivery trucks that block the narrow lane.

Diane Kane 7711 Lookout Drive: Illegal parking for many and so many projects happening at the same time. Inadequate road and the deterioration on the road itself.

Some suggestions from the Committee:

Contact:

Code Compliance

Fire Department

Council Woman District 1 Barbara Bry

Todd Gloria Office

Tony Atkins Office

Traffic and Transportation agenda

Geology reports

CPA

PRC

Storm Drain

Water Management

Janie Emerson made a motion to adjourn the meeting 5:00 Angie Preisendorfer 2nd

VOTE 5-0-0

Adjourn to [next PRC meeting Monday, January 15, 2018 @ 4:00 p.m.](#)