

Mr Ben Hafertepe

Dear Mr. Hafertepe,

The La Jolla Shores Planned District Advisory Board (Board) is concerned about the presentation of the Board's recommendations in Hearing Officer Reports. Past Hearing Officer Reports have presented our recommendation as that of a Community Planning Group. The Board is not a Community Planning Group. It is a San Diego Municipal Code (SDMC) defined and Mayoral-appointed Review Board that is required to provide input on all discretionary projects in the La Jolla Shores Planned District. The Board members comply with SDMC and Ethics Commission requirements for financial filing and training.

The Board does not frequently recommend unanimous denial of development applications. When it does, we believe that the Hearing Officer Report should provide the explanation for our denial. In Report HO-26-016 on PRJ-1134889 there is no mention in the report of why our board unanimously recommended denial of the permit. The project was a two-story house on a hill in an area of single-story dwellings. Its second story was not stepped back as required by the SDMC. It was also significantly larger than most dwellings in the neighborhood. Both its position and size were completely out of character with the neighborhood and were one of the reasons that the Board voted to deny.

We respectfully request that future Hearing Officer Reports present the Board's recommendation as the SDMC required discretionary recommendation and that these reports also consider the Board's reasoning, especially for unanimous denials.

To Whom it May Concern:

The La Jolla Shores Planned District Ordinance (Ordinance) was updated to include Floor Area Ratios for the Single-Family Zone based on similarly sized single-family residential parcels in the San Diego Municipal Code (SDMC). That update did not change any other provisions of the Ordinance which includes the La Jolla Shores Planned District Urban Design Manual (Design Manual). In particular, the theme for development from page 3 of the Design Manual is "unity with variety" and as given in both the Design Manual and SDMC §1510.0301 (b) Design Principle:

... The theme "unity with variety" shall be a guiding principle. Unity without variety means simple monotony; variety by itself is chaos. No structure shall be approved which is substantially like any other structure located on an adjacent parcel. Conversely, no structure will be approved that is so different in quality, form, materials, color, and relationship as to disrupt the architectural unity of the area.

The Design Manual offers specific examples and is clear that new development should fit in (conform) with the existing neighborhood character. The introduction of a maximum FAR in the SF zone has no bearing on the requirement that the bulk and scale of the development be in conformity with the neighborhood. Projects still need to fit in with the existing neighborhood character.

It is respectfully requested that this misinterpretation be corrected with DSD staff and Hearing Officers.