



THE CITY OF SAN DIEGO

## La Jolla Shores Planned District Advisory Board

DRAFT Meeting Minutes for May 15<sup>th</sup>, 2017

615 Prospect Street, Room 2

La Jolla, CA 92037

Trustee	Attendance	Trustee	Attendance
Dolores Donovan	Absent	Herbert Lazerow	Present
Dan Goese	Present	Jane Potter	Present
Andrea Moser	Present	Susanne Weissman	Present

- 1. Call to Order:** 11:00 am
- 2. Approval of the Agenda**  
Goese 5-0-0
- 3. Approval of the Minutes**  
Approval of April, 2017 minutes postponed until next meeting. Marlon did not distribute minutes of April meeting to LJSAB members.

- 4. Public Comment:**  
Senior Planner Marlon Pangilinan is absent for this meeting. Associate Planner Tony Kempton is filling in for City staff.

Phil Merten expressed surprise at large meeting attendance. He said lack of public notice for LJSAB was brought to Marlon’s attention but he said there is no obligation to publicly notice the LJSAB. Marlon said a notice is posted on the LJSAB website but Phil said the citizens of LJS don’t know the LJSAB exists. Phil complained that the notice sent by the consultant to affected residents was insufficient. Dan Goese offered to manage the email notice request list for residents of La Jolla Shores who want to be noticed. Jane Potter **mentioned** that the La Jolla Light never covers the LJSAB but a rep from the Light was present at this meeting. The rep said they received information that this was going to be a big meeting and that’s why they sent her.

- 5. Project Review**

### ACTION ITEMS

#### Item A

**Project: PTS 529620 – Cielo TM/CDP/SDP/PDP** (continued from the April 26<sup>th</sup> meeting)  
Location: 8280 Calle Del Cielo APN: 346-250-0800 & 1000

**Presented by:** Paul Benton, Tony Christensen, Louis Beacham

**Description:**

Proposal to subdivide 3 parcels into 8 parcels with a private drive and common drainage and stormwater improvements, construct & detached single-family dwelling units totaling 59,600 sf on a 4.5-acre site.

**Presentation**

- Development team met with various neighbors to discuss issues such as drainage, setbacks, view. As a result they have made adjustments to their plans.
- Most mature trees on-site to be removed. Replanting of trees with a height limit of 30 feet.
- Basic concept is to take advantage of the east to west slope of the site by stepping houses' foundations into the hillside to protect views.
- Permeable surfaces and bio-swales on each lot would control runoff.
- A pipe at upper part of site is proposed to collect water and direct it downslope toward La Jolla Shores Dr. The portion of the 14 inch pipe on upper lots could be directed to flow into Calle Del Cielo and a smaller 8 inch pipe could direct runoff onto La Jolla Shores Dr. as the size of the 14 inch pipe was of concern to neighbors.

**Comments**

- A question was asked where the drainage pipes originate on the site. Engineering Consultant Tony Christensen said the pipes would go from the catch basins for each lot into Calle Del Cielo.
- A question was asked whether the entire site would be graded at once. The answer was yes.
- A question was asked how runoff would be addressed during construction. Tony said fiber rolls, gravel areas and silt fences would all be deployed to address runoff and that there are large penalties for non-compliance with the grading bond the development must take out.
- A question was asked if parking would be on-site during construction and if houses would all be built at one time. Paul said all parking would be on-site during construction and that realistically all houses would not be built at one time.
- A question was asked when the gas, water lines would be installed and if telephone poles would be installed. Louis said all utilities would be installed during grading and telephone cables would be undergrounded.
- An attendee suggested that LJSAB should postpone a vote in order to review CCR's for the project related to cut and fill issues and ultimate building height. Louis said CCR's are a requirement of the final map after the TM and for that reason postponing a vote on the project would be impossible.
- A question was asked whether upper stories were stepped back. Paul said that about half of the houses had stepped back upper stories.

**Motion:** Motion to approve as a Process 3/Major Project with drainage issues to be resolved and for plans for the subsequent development of each home come before the Advisory Board for a vote. 3-1-1. Vote fails to receive 4 affirmative votes. No action.

**Second Motion:** Motion to approve without drainage issue/individual house review and to approve the project as a Process 3/Major Project based on conformance with the PDO passed: 4-1-0.

**Item B**

**Project: PTS 541350 – Roseland Remodel**

7780 Roseland Dr. APN: 346-521-1100

**Presented by:** Danny Lam

**Description:**

Proposal to remodel an existing 2,452 sf, single-story w/basement, single-family detached dwelling unit on a 0.19-acre site.

**Presentation**

- Project described as a roof deck.

**Comments**

- Question raised regarding necessity of LJSAB to review this project.
- Concerns expressed regarding noise from roof deck parties affecting neighbors. Danny said there is a 42 inch high glass wall that would soundproof roof top activity from neighbors.

**Motion:** Motion to approve as Process 1 passed: 5-0-0.

**Item C**

**Project: DRAFT Incentive-based Zoning Proposal for Coastal Development**

**Location:** La Jolla Community

**Presented by:** Angela Leira

**Description:**

- Community-initiated zoning proposal to:
  1. Implement the La Jolla Community & Local Coastal Plan in single-family residential areas where existing community character is established and residential remodels or rebuilding is expected to occur.
  2. Enable a fair, predictable and cost-effective review process that balances private property rights with community scale and character compatibility policy concerns.
  3. Provide for ministerial review of most development proposals.
  4. Allow for community review when development proposals exceed established thresholds or deviate from administrative standards review.
- Comment from the audience related to ensuring that presentation from applicants provide sufficient detail of the proposal and that the public is involved in discussions
- It was suggested that the existing square footage of buildings be included in the project descriptions on the agenda

**Motion:** Goese asked if LJSAB could continue this item. Motion to approve passed: 5-0-0.

**6. Adjournment: 1:10 p.m.**

Minutes take by Tony Kempton: Associate Planner, City of San Diego