



**Project:** LOOKOUT LOTS 2, 4, AND 5

**Date:** Monday, June 6 (onsite)

**Attendees:** David and Justin Mandelbaum - Owners, Tony Crisafi, Lisa Kriedeman – Island Architects (IA), and 26 surrounding neighbors.

### **Items Discussed:**

#### **General**

1. Overall neighbors expressed gratitude for clarifying the issues and the Owner's openness to share the plans and their development goals with the neighborhood. A form was offered to all to express input, both pro & con, or to ask questions. As of the writing of these notes 3 days later none were returned.
2. Concern that all three properties would be used as rentals or that it is a condominium project; fear of renting to students or short-term rental
  - a. Assured neighbors that it is not a condo. Although it is within the property owner's right to rent they are not being built as rentals and if they were to be rented it would not be to students and would be long term. Addressed the benefit of renting for tax reasons however all options are open.
3. Concern regarding the time period in which the homes were to be built, and if individual or all at once. Concern with construction parking.
  - a. No set plan or schedule, it depends on the permitting process and economy. There is ample space on site for staging and off street parking. Contractor will need to be respectful to neighbors.
4. Owners wanted to obtain CDP permits for all lots, not only to add value for potential buyers, but once lots have a CDP future development is limited to approved building envelop. This benefits neighbors; if lots are sold without CDP, heights and bulk and scale could be much greater – IA and Owner have designed houses to be graded down for a more restrictive height limits.
5. Neighbors inquired as to cost of homes - \$3M to \$4M further evidence that they would not be rented to students.
6. Concerns regarding the esthetics of the homes and that they don't look like the Cliff May.
  - a. Explained that the new developments should be similar but different than the historic property. Each property will be a unique design however they will share similar elements, proportions and materials. While design taste is subjective each home will enhance the architectural character per the PDO requirements. The elevations presented are only schematic for CDP submittal, additional detailing will be done during the Design Development stage when final materials are selected. Neighbors satisfied with this explanation and clarification.
7. Concerns with setbacks, coverage, height, and bulk-and-scale were expressed for all three lots.
  - a. Handout with neighborhood diagram showing all this information was reviewed. Many homes have similar or closer setbacks, the majority are 2+ levels, many were similar FAR



and 3 with larger FARs than any of the proposed 3 homes. All heights are well below the 30' ht limit with 27' being the tallest point.

- b. One neighbor pointed out that some of the setbacks for the neighborhood appeared incorrect. It was explained that map was compiled from a certified civil engineering aerial survey of the neighborhood, title report, and city plat maps, along with a visual survey by IA. Neighbor was asked to provide any civil documentation or list discrepancies for further research.
8. Clarification asked regarding square footage calculations. FAR, habitable vs. non-habitable, and basement all explained with garage and gross square footage given verbally.
  9. Concerned with drainage – explained that surface and subterranean drainage were all being addressed by Civil Engineer and will conform to city standards with no drainage across property lines.
  10. Concern with parking – All projects will conform to city parking requirements for parking impact zone.

#### **Lot 2**

11. Accusation that lot was graded up to increase with the height of the home on Lot 2. It was not, and house is well under height. Owners are addressing grading notice of complaint with City Inspector.
12. Questions about the lot line adjustment.
  - a. Proposed adjustment will allow landscaping buffer, allow for window on east wall of bedroom, and bring coverage into conformance.
13. Due to westerly neighbor's solid 2 story mass with only 1'-3" to 2' SYSB, this side of the proposed house is greatly articulated with second story set way back from both front and side setbacks to allow for ample light and ventilation.

#### **Lot 4**

14. Concerns with the location, and use of the pool
  - a. Used and maintained only by historic house on lot 1 via an easement; no shared access.
  - b. Not visible from the street, creates a buffer for historic home and will maintain view of historic home from street
15. Historic nature questioned – explained that a house is allowed as long as the design and materials have approval of City Historic Staff.
16. Neighbors wanted a one story home to be built instead. Explained it wouldn't meet the Owner's program requirements, would block public and private view of the historic home and be over the allowable lot coverage.

#### **Lot 5**

17. Clarification provided for individual driveways for each property, no shared driveway.



SCALE: 1" = 50' - 0"

Map #	Site Address	Building sq ft w/o Garage*	FAR w/o Garage	Building w/ Garage**	FAR w/ Garage***	Lot Size*	Levels	Set Back			
								Front	Side	Rear	
2	*NO SITE ADDRESS*					5,619					
3	TORREY PINES RD										
4	7811 HILLSIDE DR	2,248	0.30	2,748	0.37	7,396	1	6'-1"	0'-5"	11'-4"	25'-10"
7	HILLSIDE DR					10,202					
8	7719 HILLSIDE DR	2,380	0.23	2,630	0.26	10,202	2	10'-8"	3'-0"	10'-1"	26'-10"
9	7721 HILLSIDE DR	4,198	0.44	4,448	0.46	9,601	2	11'-0"	1'-5"	3'-10"	53'-5"
10	7711 HILLSIDE DR	2,160	0.22	2,410	0.25	9,601	1	17'-7"	2'-0"	3'-1"	54'-1"
12	1940 SOLEDAD AVE	1,874	0.19	2,124	0.21	9,901	2	13'-9"	0'-0"	18'-1"	1'-10"
13	7716 LOOKOUT DR	2,825	0.20	3,325	0.24	13,839	2	7'-2"	1'-4"	21'-3"	66'-11"
14	7728 LOOKOUT DR	2,992	0.53	3,242	0.58	5,624	2	8'-5"	10'-10"	2'-10"	23'-9"
15	7788 LOOKOUT DR	2,044	0.23	2,544	0.29	8,830	2	7'-2"	5'-11"	2'-1"	67'-1"
16	7794 LOOKOUT DR	2,572	0.17	3,072	0.21	14,867	2	7'-5"	3'-2"	2'-1"	58'-9"
17	7796 LOOKOUT DR	3,456	0.26	3,956	0.30	13,338	2	11'-8"	11'-6"	3'-11"	51'-2"
18	7801 HILLSIDE DR	4,583	0.30	5,083	0.33	15,359	2	9'-8"	37'-0"	2'-7"	44'-3"
19	7762 LOOKOUT DR	5,545	0.16	6,045	0.18	33,977	2	0'-0"	23'-0"	22'-3"	88'-0"
20	7772 LOOKOUT DR	3,596	0.17	4,096	0.20	20,600	2	122'-0"	4'-4"	3'-11"	100'-7"
21	7780 LOOKOUT DR	3,269	0.26	3,769	0.30	12,663	2	52'-10"	3'-7"	7'-0"	43'-10"
22	7782 LOOKOUT DR	3,973	0.65	4,473	0.73	6,098	2	9'-9"	5'-1"	9'-0"	38'-0"
23	7784 LOOKOUT DR	3,597	0.59	4,097	0.67	6,098	2	12'-6"	3'-6"	5'-8"	26'-10"
24	7732 LOOKOUT DR	3,331	0.39	3,831	0.45	8,530	3	5'-2"	7'-5"	43'-9"	17'-7"
25	7750 LOOKOUT DR		0.67	5,884	0.67	8,821	3	12'-11"	6'-0"	6'-5"	43'-0"
26	7777 LOOKOUT DR	2,825	0.33	3,075	0.36	8,438	1	15'-0"	11'-11"	4'-9"	8'-0"
27	7741 LOOKOUT DR	1,574	0.20	1,824	0.23	7,950	1	29'-6"	6'-8"	3'-3"	31'-0"
28	7737 LOOKOUT DR	3,161	0.36	3,661	0.42	8,773	1	13'-11"	6'-3"	2'-6"	38'-9"
29	7717 LOOKOUT DR	1,914	0.21	2,414	0.27	9,039	1	13'-0"	9'-6"	3'-3"	28'-9"
30	7711 LOOKOUT DR	3,118	0.31	3,618	0.36	10,045	2	14'-3"	6'-0"	15'-2"	6'-5"
31	7847 LOOKOUT DR	2,261	0.60	2,761	0.73	3,764	2	3'-7"	3'-2"	0'-0"	31'-11"
32	7809 LOOKOUT DR	2,064	0.33	2,564	0.42	6,168	1	12'-8"	11'-11"	5'-3"	5'-8"
33	7801 LOOKOUT DR	3,955	0.69	4,455	0.78	5,702	3	11'-5"	10'-7"	8'-5"	3'-2"
34	7727 LOOKOUT DR (Lot 1)	3,092	0.22	3,592	0.25	14,181	1	132'-9"	1'-11"	3'-3"	18'-8"
35	LOT 2 (PROPOSED)					5,155	2	9'-6"	4'-0"	4'-2"	4'-0"
36	7731 LOOKOUT DR	3,313	0.65	3,813	0.75	5,097	2	18'-0"	1'-3"	9'-11"	8'-1"
37	LOT 4 (PROPOSED)			4,198	0.43	7,816	1	8'-10"	4'-0"	9'-0"	6'-7"
38	LOT 5 (PROPOSED)			5,219	0.74	5,045	2	6'-0"	4'-0"	4'-0"	4'-8"
39	7819 LOOKOUT DR		0.56	3,806	0.56	6,819	1	6'-0"	4'-0"	6'-0"	4'-0"
40	2020 SOLEDAD AVE	2,072	0.25	2,572	0.31	8,263	2	15'-0"	4'-0"	4'-0"	4'-0"
41	7831 BOULEVARD PL	1,748	0.14	2,248	0.17	12,902	3	3'-0"	6'-7"	3'-4"	113'-11"
42	7821 BOULEVARD PL	1,993	0.17	2,493	0.21	11,931	2	13'-8"	5'-0"	2'-2"	115'-1"
43	7810 LOOKOUT DR	3,783	0.30	4,283	0.34	12,750	2	1'-9"	7'-3"	3'-9"	64'-4"
44	7816 LOOKOUT DR	1,711	0.12	2,211	0.15	14,440	2	7'-11"	3'-2"	2'-2"	84'-9"
45	7820 LOOKOUT DR	8,374	0.58	8,874	0.61	14,492	1	16'-6"	3'-10"	6'-0"	96'-0"
46	7868 LOOKOUT DR	3,646	0.21	4,146	0.24	17,502	2	7'-5"	11'-5"	15'-1"	94'-2"
47	7872 LOOKOUT DR	3,790	0.16	4,290	0.18	24,394	2	9'-0"	11'-0"	1'-0"	138'-7"
48	7878 LOOKOUT DR	3,518	0.13	4,018	0.15	26,136	2	84'-9"	14'-8"	4'-2"	81'-7"
52	7887 LOOKOUT DR	2,349	0.24	2,849	0.29	9,744	2	20'-10"	17'-5"	2'-4"	10'-3"
53	7877 LOOKOUT DR	2,432	0.72	2,932	0.87	3,358	3	4'-1"	0'-6"	5'-0"	2'-10"
54	2046 SOLEDAD AVE	2,704	0.29	3,204	0.34	9,470	2	12'-9"	0'-8"	35'-2"	0'-0"
55	2038 SOLEDAD AVE	4,144	0.48	4,894	0.56	8,696	2	4'-6"	12'-4"	0'-0"	20'-10"
56	2028 SOLEDAD AVE	2,547	0.36	3,047	0.43	7,083	3	4'-0"	1'-6"	7'-1"	5'-8"
<b>Average</b>		3,206	0.36	4,189	0.46	12,155		19'-8"	7'-6"	7'-9"	43'-6"
<b>Total</b>							33	11	40	7	

\* PER WESTERN RESOURCES TITLE REPORT & SAN DIEGO BUILDING RECORDS DEPT  
 \*\* 250 SQ FT ADDED PER GARAGE PARKING SPACE  
 \*\*\* GROSS FLOOR AREA AND FLOOR AREA RATION PER SAN DIEGO MUNICIPAL CODE SECTION 113.02

SURVEY PRODUCED BY COFFEY ENGINEERING WITH COUNTY ASSESSOR'S PARCEL MAP AND VISUAL SURVEYS



SCALE: 1" = 50' - 0"

Map #	Site Address	Building sq ft w/o Garage*	FAR w/o Garage	Building sq ft w/ Garage**	FAR w/ Garage***	Lot Size*	Levels	Set Back			
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5	7740 HILLSIDE DR	3,028	0.14	3,528	0.17	21,092	1	33'-3"	34'-8"	25'-9"	19'-1"
6	7734 HILLSIDE DR	4,164	0.49	4,914	0.58	8,451	1	9'-9"	5'-5"	3'-1"	5'-4"
7	HILLSIDE DR					10,202					
8	7719 HILLSIDE DR	2,380	0.23	2,630	0.26	10,202	2	10'-8"	3'-0"	10'-1"	26'-10"
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10	7711 HILLSIDE DR	2,160	0.22	2,410	0.25	9,601	1	17'-7"	2'-0"	3'-1"	54'-1"
11	7705 HILLSIDE DR	2,186	0.26	2,436	0.29	8,281	1	15'-4"	7'-0"	1'-5"	41'-0"
12	1940 SOLEDAD AVE	1,874	0.19	2,124	0.21	9,901	2	13'-9"	0'-0"	18'-1"	1'-10"
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46	7868 LOOKOUT DR	3,646	0.21	4,146	0.24	17,502	2	7'-5"	11'-5"	15'-1"	94'-2"
49	1925 SOLEDAD AVE	5,317	0.54	5,817	0.59	9,788	3	16'-2"	7'-2"	3'-0"	26'-8"
50	2005 SOLEDAD AVE	2,636	0.27	3,136	0.32	9,749	2	29'-1"	3'-1"	2'-2"	5'-3"
51	2019 SOLEDAD AVE	3,436	0.35	3,936	0.40	9,749	2	0'-0"	2'-0"	2'-0"	2'-0"
55	2038 SOLEDAD AVE	4,144	0.48	4,894	0.56	8,696	2	4'-6"	12'-4"	0'-0"	20'-10"
56	2028 SOLEDAD AVE	2,547	0.36	3,047	0.43	7,083	3	4'-0"	1'-6"	7'-1"	5'-8"
<b>Average</b>		4,097	0.41	4,699	0.51 #	13,437		17'-11"	6'-10"	6'-7"	30'-8"
							<b>Total</b>	25	12	38	5

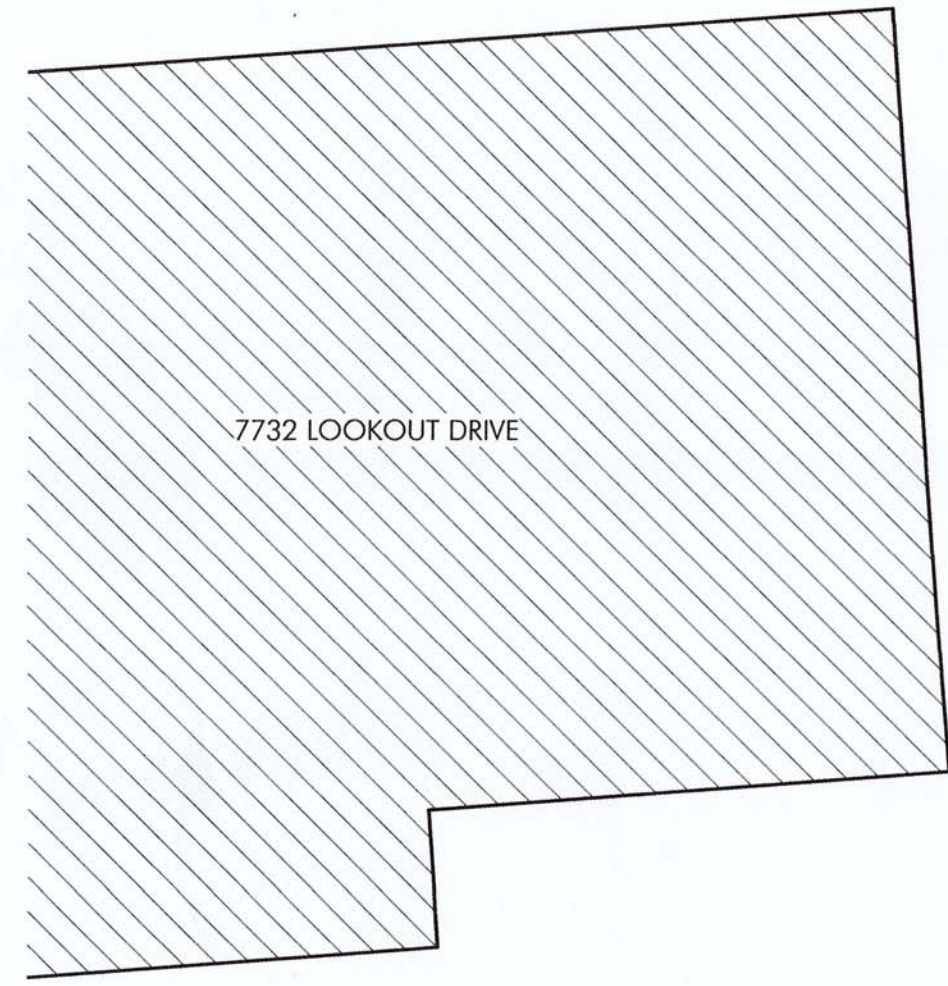
\* PER WESTERN RESOURCES TITLE REPORT & SAN DIEGO BUILDING RECORDS DEPT  
 \*\* 250 SQ FT ADDED PER GARAGE PARKING SPACE  
 \*\*\* GROSS FLOOR AREA AND FLOOR AREA RATION PER SAN DIEGO MUNICIPAL CODE SECTION 113.02

SURVEY PRODUCED BY COFFEY ENGINEERING WITH COUNTY ASSESSOR'S PARCEL MAP AND VISUAL SURVEYS

# LOOKOUT RESIDENCE

LOOKOUT DRIVE, LA JOLLA, CA 92037  
 Date: 06/18/2018



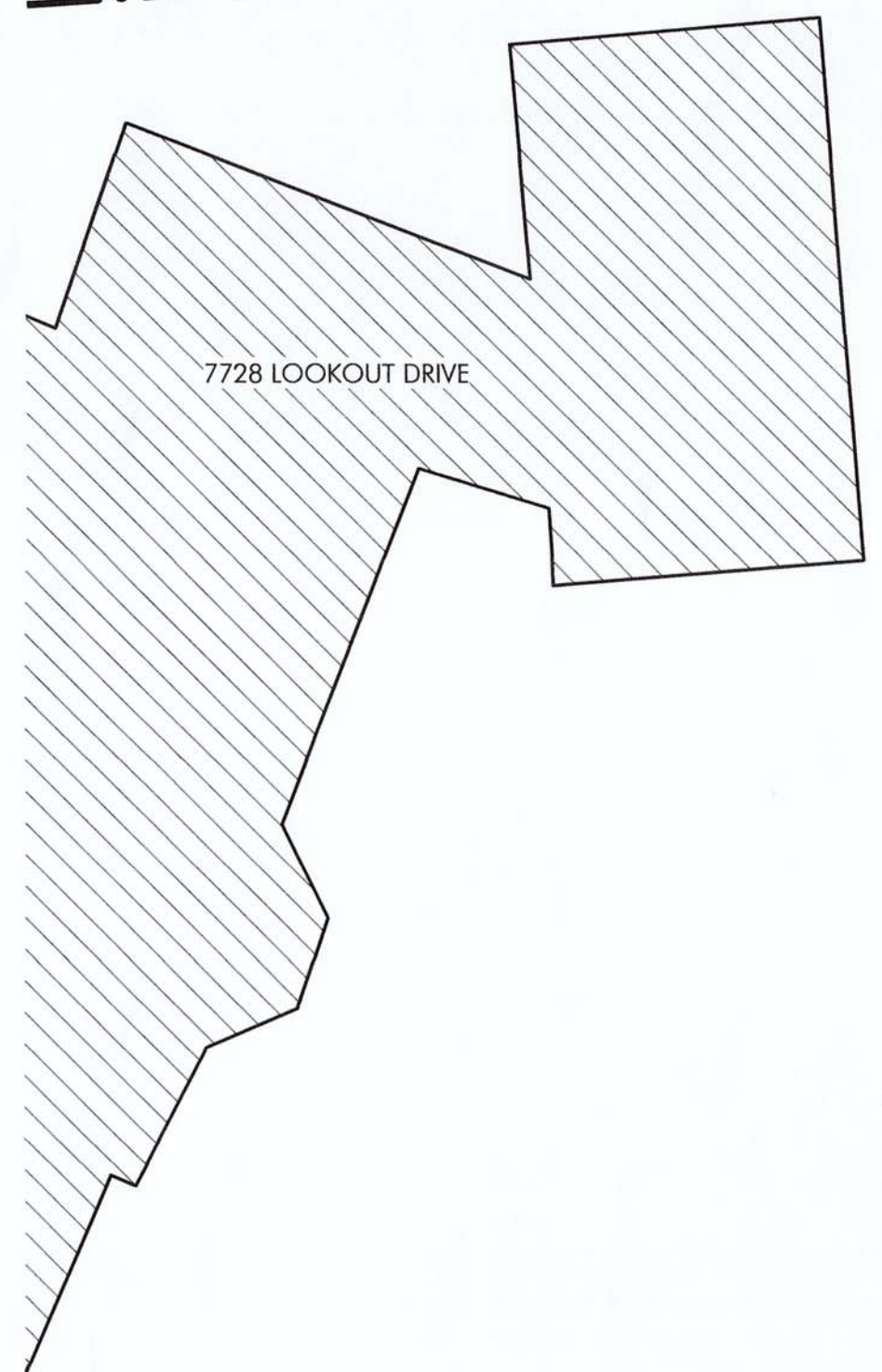


7732 LOOKOUT DRIVE

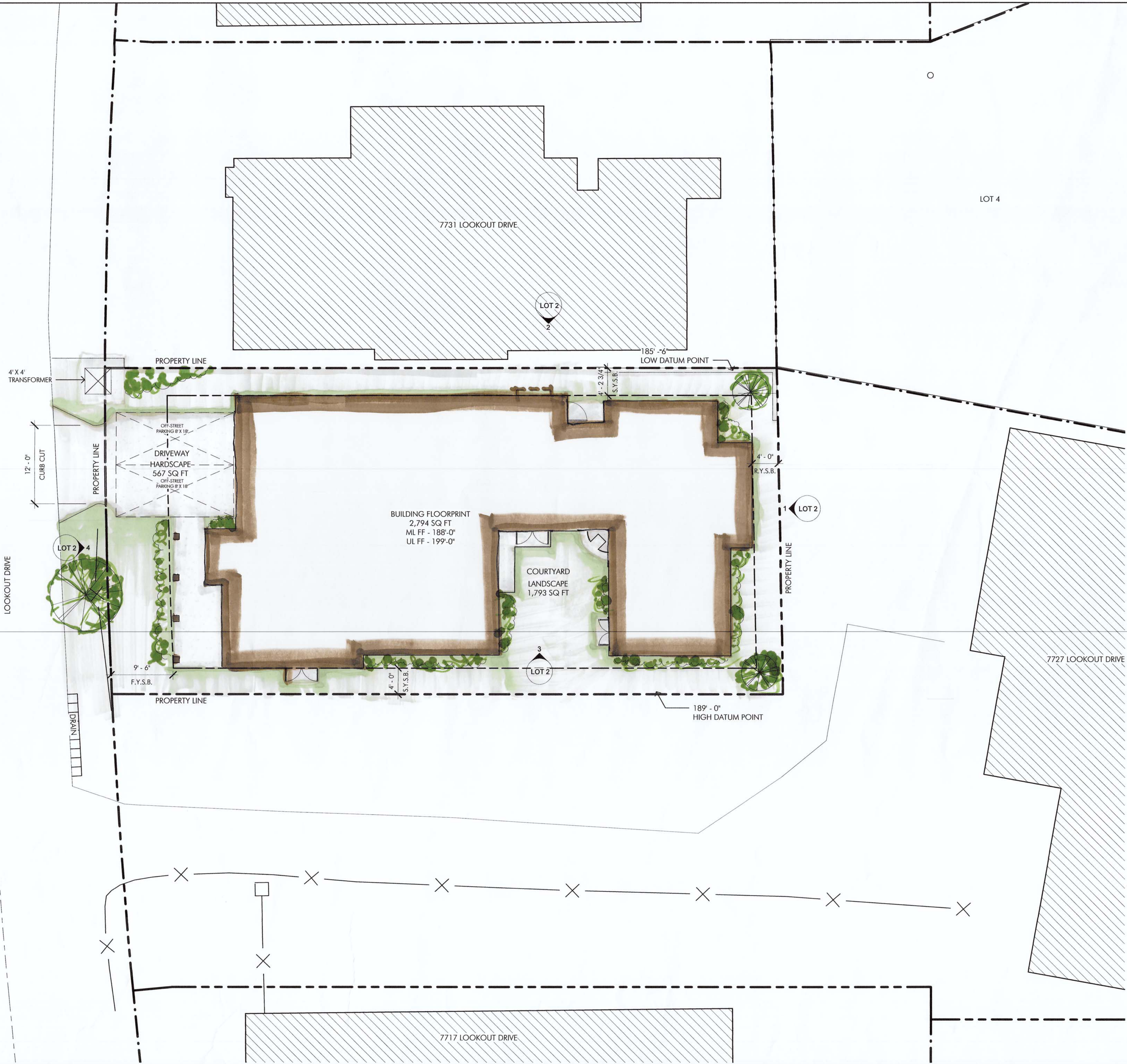


7731 LOOKOUT DRIVE

LOT 4



7728 LOOKOUT DRIVE



4' X 4' TRANSFORMER

12'-0" CURB CUT

LOOKOUT DRIVE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

BUILDING FLOORPRINT  
2,794 SQ FT  
ML FF - 188'-0"  
UL FF - 199'-0"

COURTYARD  
LANDSCAPE  
1,793 SQ FT

9'-0" F.Y.S.B.

4'-0" S.Y.S.B.

189'-0" HIGH DATUM POINT

185'-6" LOW DATUM POINT

4'-2 3/4" S.Y.S.B.

4'-0" R.Y.S.B.

DRAIN

# LOOKOUT - LOT 2

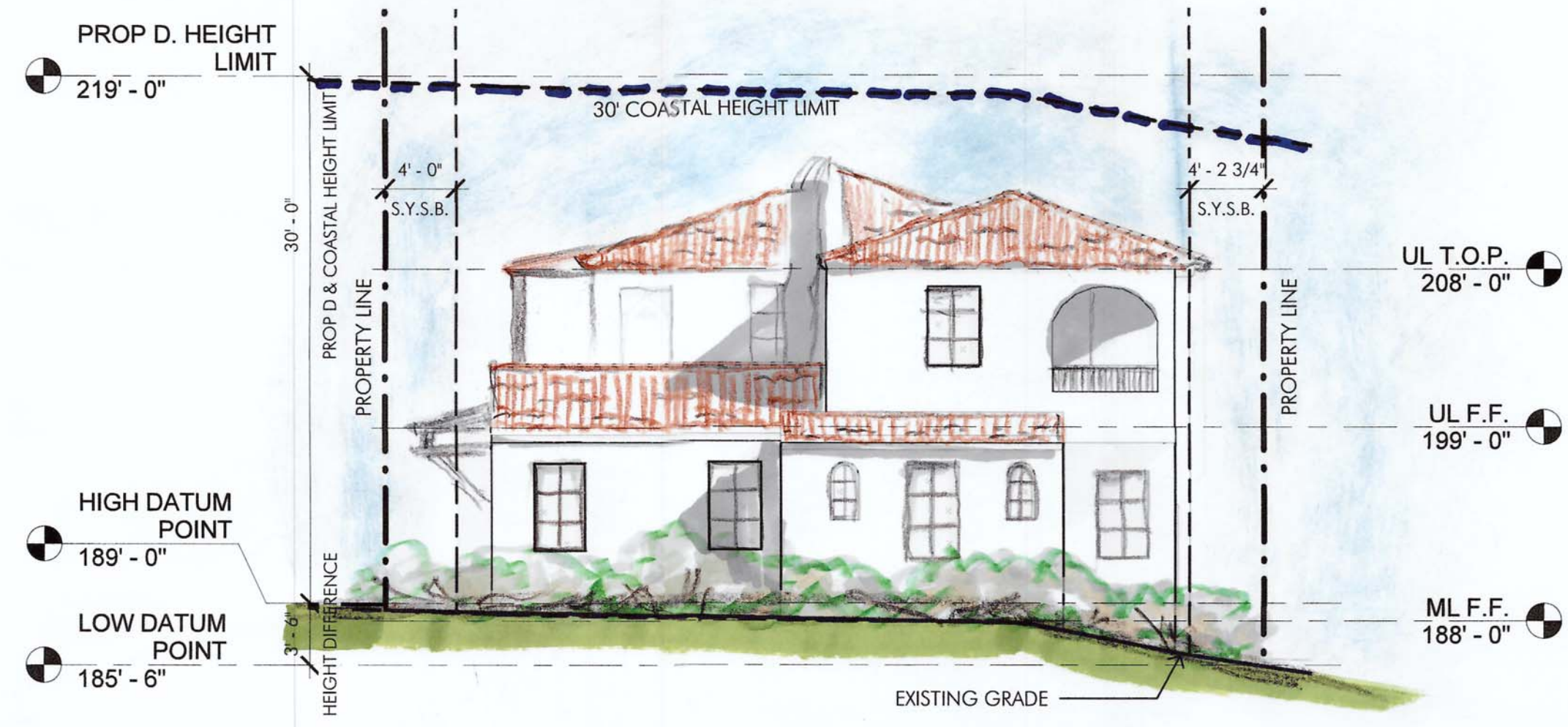
7727 LOOKOUT DRIVE, LA JOLLA, CA 92037  
05/21/18

SITE PLAN 1/8" = 1'-0"



**ISLAND**  
ARCHITECTS

DREX PATTERSON, TONY CRISAFI, R.A.  
7632 HERSCHEL AVENUE LA JOLLA, CA 92037  
TEL: 858-459-9291 FAX: 858-456-0351



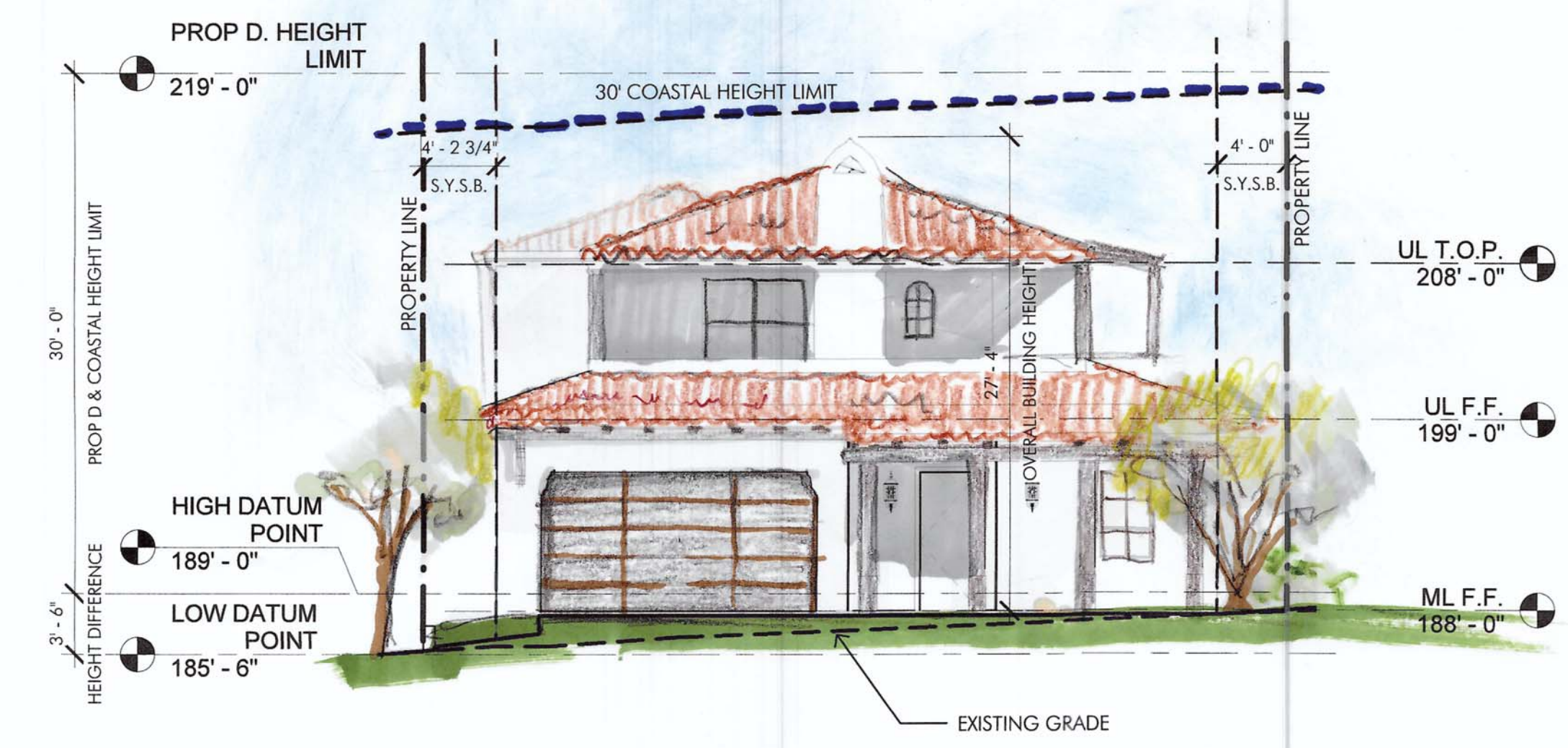
EAST ELEVATION PRC 1/8" = 1'-0" ①



NORTH ELEVATION PRC 1/8" = 1'-0" ②



SOUTH ELEVATION PRC 1/8" = 1'-0" ③



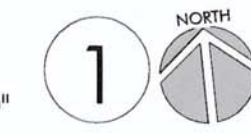
WEST ELEVATION PRC 1/8" = 1'-0" ④



# LOOKOUT - LOT 4 & 5

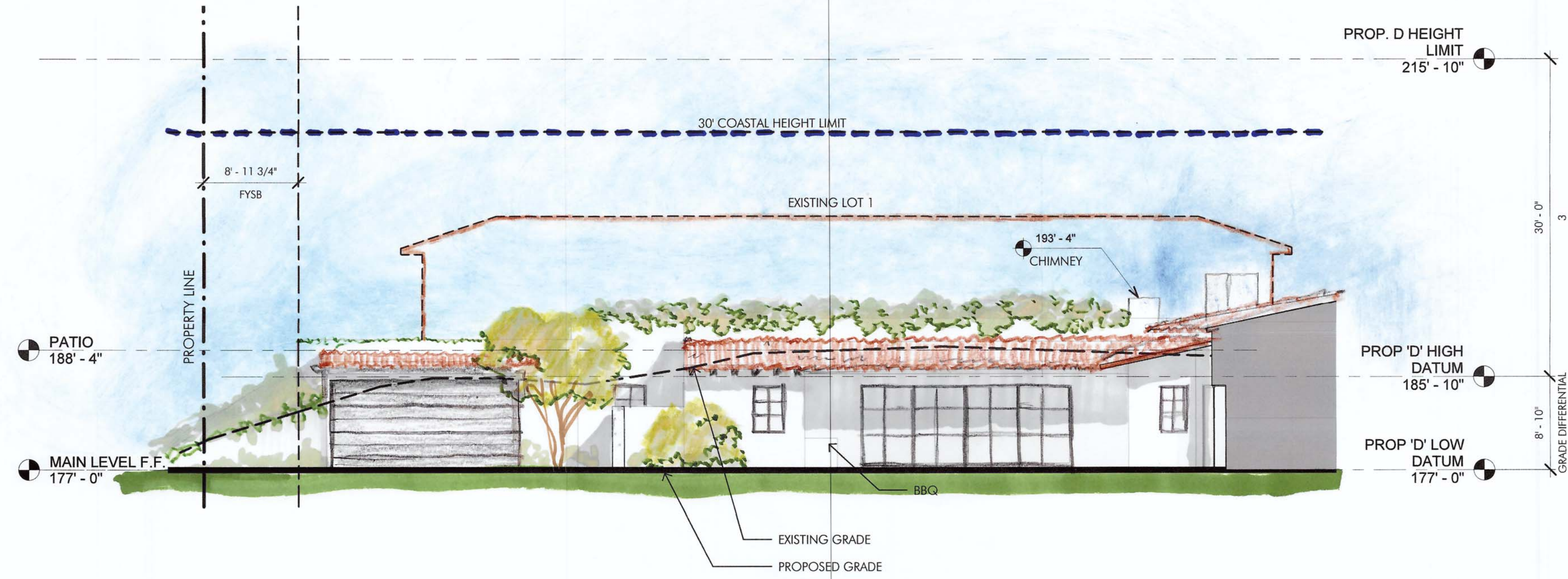
LOOKOUT DRIVE, LA JOLLA, CA 92107  
05/21/18

SITE PLAN 1/8" = 1'-0"

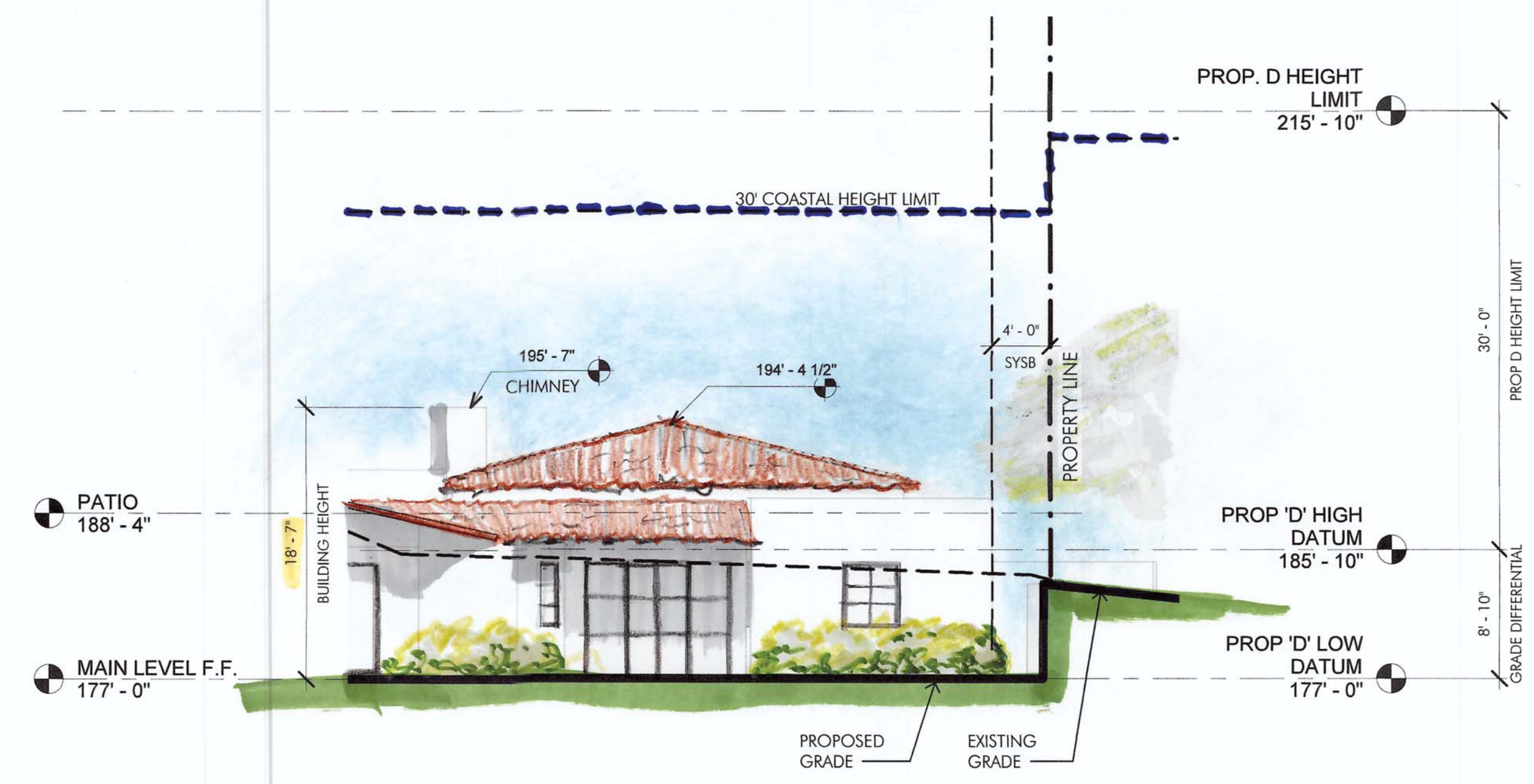


**ISLAND**  
ARCHITECTS

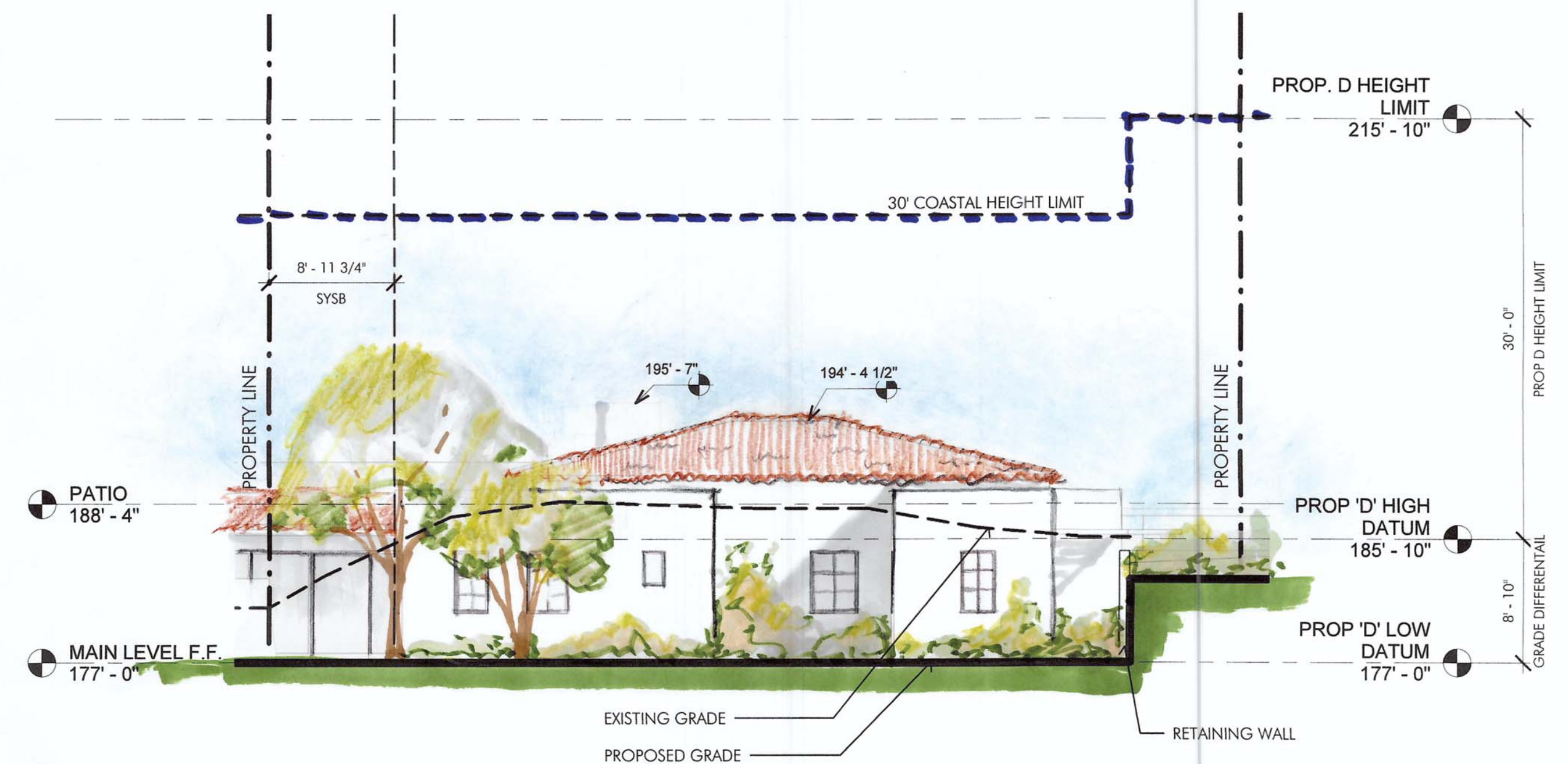
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NORTH ELEVATION PRC 1/8" = 1'-0" ①



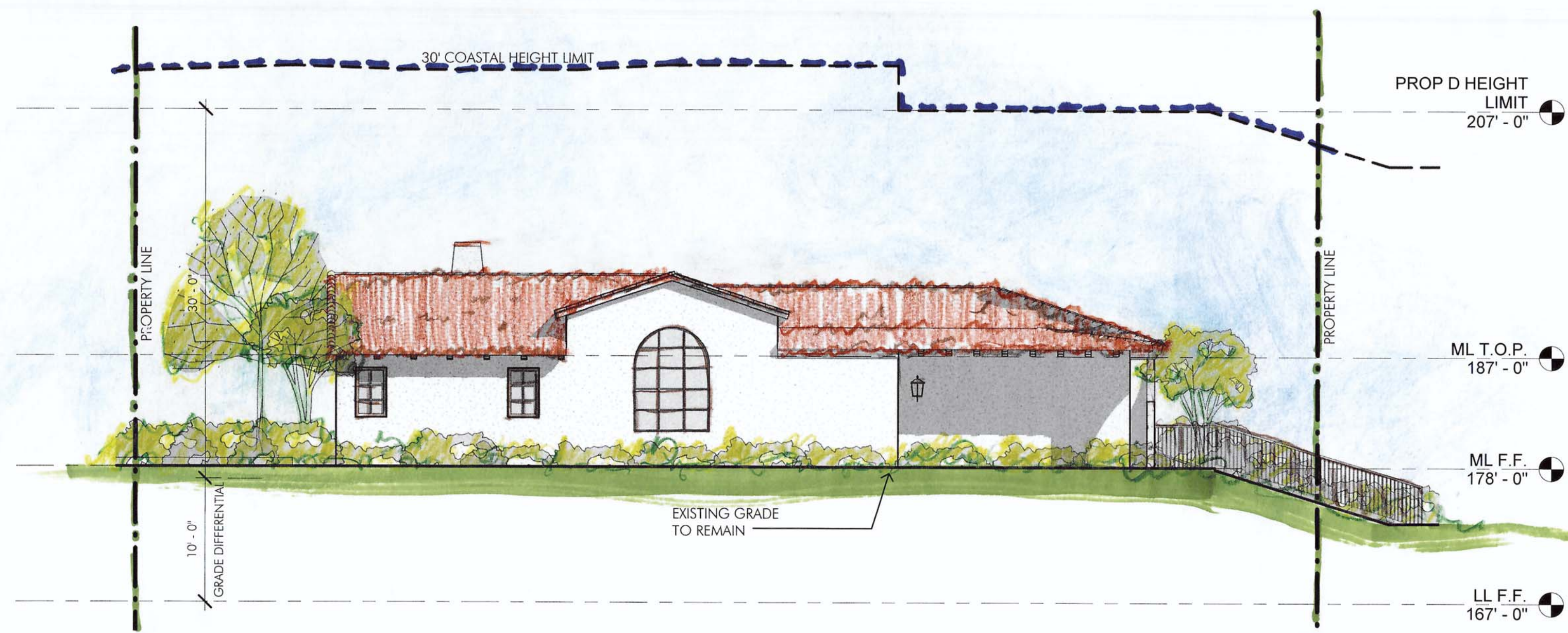
NORTHEAST ELEVATION PRC 1/8" = 1'-0" ②



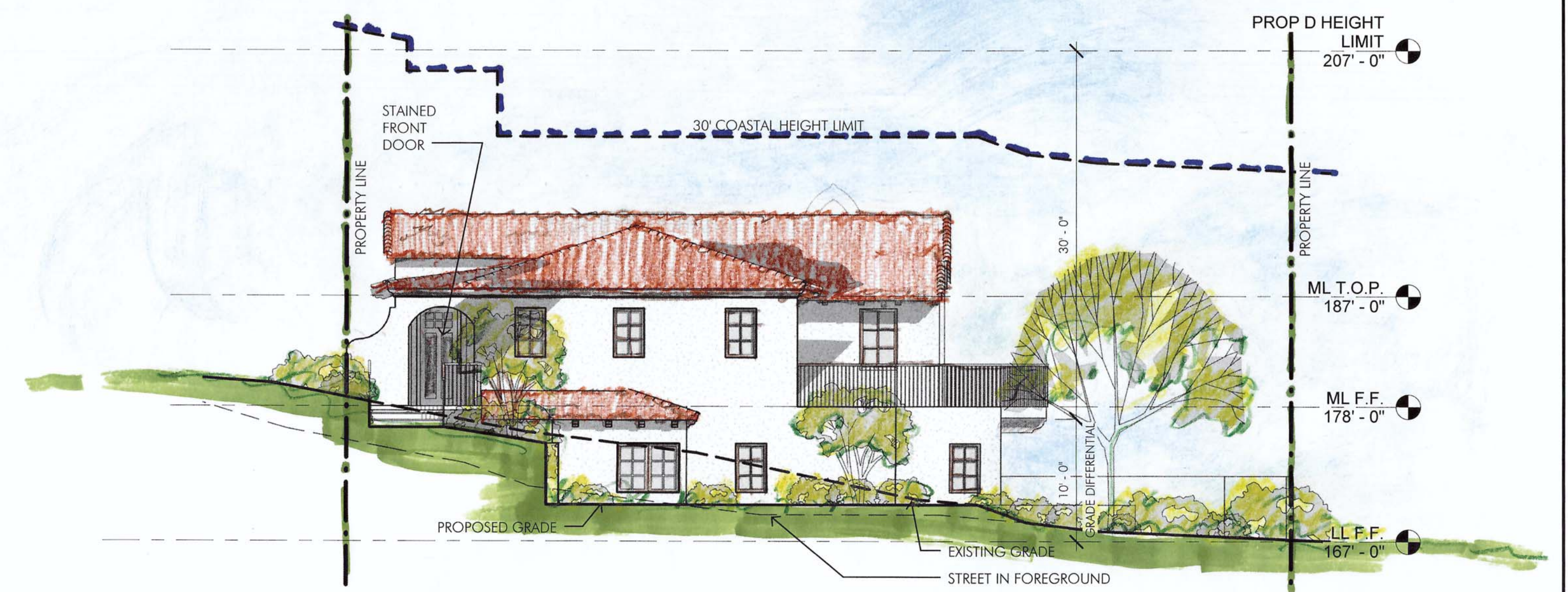
NORTHWEST ELEVATION PRC 1/8" = 1'-0" ③



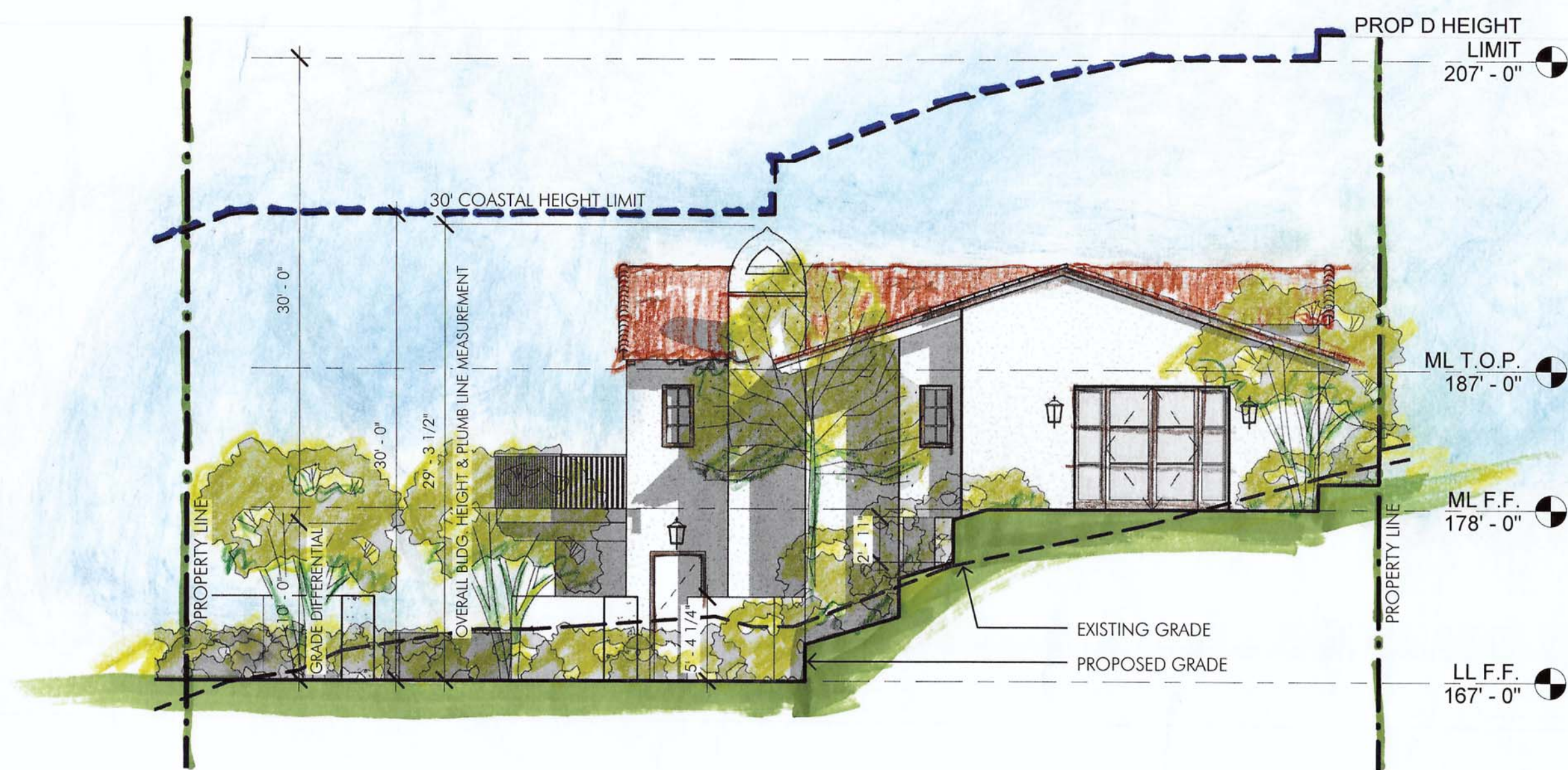




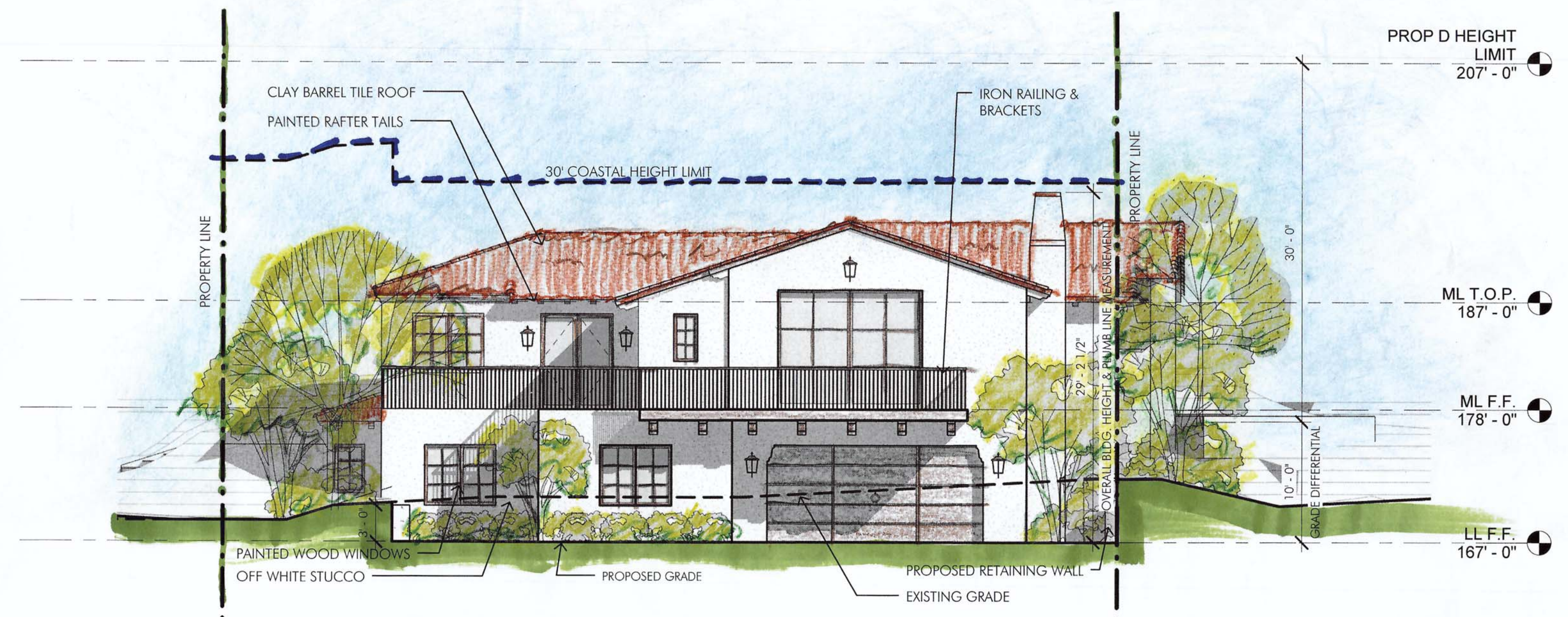
SOUTH ELEVATION 1/8" = 1'-0" ②



EAST ELEVATION 1/8" = 1'-0" ①



WEST ELEVATION 1/8" = 1'-0" ④



NORTH ELEVATION 1/8" = 1'-0" ③



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

**Revision 0**

**Monday, June 18<sup>th</sup>, 2018 @ 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
  - a. Committee Members in Attendance: Tony Crisafi, Michael Czajkowski, Janie Emerson, Andy Fotsch, David Gordon, Myrna Naegle, Angie Preisendorfer
  - b. Not in Attendance: Matt Edwards
2. **Adopt the Agenda** - Motion made to adopt the agenda with a modification to discuss board elections after the presentations. Motion made by Janie Emerson, 2nd Andy Fotsch **VOTE 7-0-0**
3. **Approve May Minutes** - Motion made to Approve May Minutes with changes listed:
  - a. Removal of discussion of presentation and the list of items that Lookout Drive applicant was requested to address since a quorum was lost at 6:20pm as Myrna Naegle left the meeting.
  - b. Removal of the information provided by the City DSD following the meeting. It was agreed that these items could be added to the June 18<sup>th</sup> minutes if they were read to the public.
  - c. Ms Kellogg claimed that the Architect involved (Tony Crisafi) in the project was taking the minutes and that was a conflict of interest. It was confirmed by Janie Emerson that she was taking minutes and that Tony was assisting with minutes on the Allos project but did not take minutes for the Lookout Drive projects.
  - d. Ms Kellogg felt the dates of the splits/ boundaries were incorrect.
  - e. Motion made by Janie Emerson, 2nd Myrna Naegle **VOTE 6-0-1** (Angie Preisendorfer abstained absent at May meeting)
4. **Non-Agenda Public Comment:** None.
5. **Non-Agenda Committee Member Comments:** None.
6. **4:05pm Chair Comments**
  - a. Chair comments regarding elections moved to end of meeting per change of the agenda.
  - b. Chair read the following information provided by DSD:

Subsequent to the Mau 18<sup>th</sup> LJSPRC meeting, City officials provided that the City had already ruled on Mr. Rosenthal's demand that the lots be merged. The 48 page document was a letter addressed to DSD dated October 7, 2016. The City (Gregory P. Hopkins, Deputy Director DSD) provided the following response on Nov 18, 2016 that states: "To answer your question regarding the mandatory issue you indicate below, yes, that's part of the concern. The other, which is a major sticking point, is the application process and the fact you are not the owner or the owners authorized agent as defined in our Municipal Code, Section 112.0102. It basically states that unless you are an owner or have an interest in the property you cannot apply for this merger, nor is the City going to be initiating this process. Our attorney's office has reviewed all your documentation and does not see any reason to meet on this, nor do I at this present time."

## 7. Project Review:

### a. 4:15-4:45pm LOOKOUT LOTS 4 & 5 (Previously presented May 2018)

- Project #: 482904
- Type of Structure: Two Detached Single Family Residences
- Location: 7729 Lookout Drive (and adjacent lot)
- Applicant's Rep: Scott Frantz (858) 869-2865 [sfrantz@islandarch.com](mailto:sfrantz@islandarch.com)
- Project Manager: Glenn Gargas (619) 446-5142 [ggargas@sandiego.gov](mailto:ggargas@sandiego.gov)
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of two detached, two-story, single family residences totaling 7,132 square feet on two existing vacant parcels at and adjacent to 7729 Lookout Drive. The entire 0.295 acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone, within the La Jolla Community Plan area and Council District 1. Note – Lot 2 removed from this project.

### c. 4:45-5:15pm LOOKOUT LOT 2 (Previously presented May 2018)

- Project #: 589178
- Type of Structure: Single Family Residence
- Location: 7729 Lookout Drive
- Applicant's Rep: Scott Frantz (858) 869-2865 [sfrantz@islandarch.com](mailto:sfrantz@islandarch.com)
- Project Manager: Glenn Gargas (619) 446-5142 [ggargas@sandiego.gov](mailto:ggargas@sandiego.gov)
- **Project Description:** (Process 3) Site Development Permit and Coastal Development Permit for the development of a two-story single family residence totaling 4,070 square feet, located on a vacant lot at 7729 Lookout Drive. The 0.12-acre site is in the single family (SF) zone of the La Jolla Shores Planned District, Coastal (Non-appealable) Overlay zone within the La Jolla Community Plan area and Council District 1. This development is within the Coastal Overlay zone and the application was filed on March 1, 2018.

Both presentations made by Lisa Kriedeman and Scott Frantz with assistance from Tony Crisafi.

## 8. Comments, discussion and deliberation for both projects was combined.

**Just after May LJSPRC meeting adjourned, applicant was requested to gather the following information and come back to LJSPRC for review and decision when that information is available:**

- Double check 300' radius comparison numbers. If possible, compare F.A.R. in two columns, one with garage, one without garage. It is understood that county records do not include garage area. Verify data (see conflicting data in survey provided by E. Heidelberg).  
**Applicant response:** Lisa Kriedeman provided updated sq footage and FAR's with and without including the garages – also see Tony Crisafi comments below.
- Ruling from The City of SD/ DSD concerning the lot merger information presented by D. Rosenthal  
**Response provided by DSD (see above).**
- Address all major cycle issues as identified in the most recent cycle issues.  
**Applicant response:** All major cycle issues have been addressed. Updated cycle issues have not been provided by DSD yet.

- d. Address public comment regarding setbacks as they relate to adjacent homes and proposed structures. Please address concern that setbacks should look at the visual effect and not just a numerical table. *Note that this is not a deliverable but was a public comment.*  
**Applicant response:** setbacks meet code.
- e. Address the basement setback from Lot 1 property line and compliance with the applicable municipal code.  
**Applicant response:** The setback is 1'6" and meets applicable code.
- f. Elevations and information about WATER run-off onto the neighbor's properties (7809 & 7731). Please address how this is handled both prior to and after construction.  
**Applicant response:** presented updated drainage
- g. Lot coverage and FAR compared to all in area showing compatibility with surrounding neighborhood.  
**Applicant response:** see Tony Crisafi comments below.

## 9. Public Comment:

- a. **Evelyn Heidelberg:** (representing S McKean) Distributed a 27 page document detailing her concerns with FAR calculations off by 250-2500 sq ft and unresolved City cycle issues. Questioned where the FAR numbers came from, lots 4&5 have a FAR 35% higher, lot 2 has a FAR 50% higher, Lot coverage should be used versus FAR, Updated cycle issue report not available, Provision regarding lot split. Neighbor residing at 7809 Lookout Drive adjacent lot 4&5 has a setback of 4' avg in the area is 7'.
- b. **Tony Crisafi:** stated the original 2016 plans showed FAR numbers with garage and without garage and that all numbers came from City records, stated that the project conformed regarding bulk and scale, City accepts existing non-conforming sub division lot. The current map was filed in 1997 due to a lot line adjustment but all 5 lots existed prior to that and were essentially the same size.
- c. **Desiree Kellogg:** (7728 Lookout Drive) Claimed lots were created after 1972 and the La Jolla Shores PDO applies, specifically paragraph 1510.0304(a) and La Jolla Community Plan, page 89, code and zoning issues, living space vs out buildings (ie garage). Concerned about drainage from lot 2 and adequacy of storm drains.
- d. **Sue Pruitt:** (7731 Lookout Drive) concerned about 2' of added soil to the rear of the property. "Are you using original pre-existing grade?"
- e. **Sue McKean:** (7809 Lookout Drive) Concerned about retaining wall on her property line.
- f. **Phil Merten:** Concerned about lot density (history of lot property line changes).
- g. **David Mandelbaum:** (owner of subject lots) stated it is not their intention to sell the lots individually but he pointed out that the current design is well within limits of what is allowed and that if this becomes too much trouble, he might just sell the properties and that a developer could come in and build much larger homes (right up to the 30 ft height limit).
- h. **Peggy Davis:** Concerned about drainage considering all of the underground water in this area. Wanted to know where the location of the storm drains are in the area and that Mr. Wells from the City had not responded to her request for the location of all of the storm drains in the area. Requested a way that concerned neighbors could be provided with copies of drainage plans and where the storm drains are located. Applicant's rep responded that all site plans are available to view from the City public records.

## 10. Committee Comments and Discussion:

- a. **Janie Emerson:** Concerned about: the size of the edifices on the size of the lot, drainage between lot 1 (Cliff May historical house) and lot 4, large square footage of lot 4 and 5 below grade and only a 1'6" setback below grade, matrix changed regarding straight curb and curved curb, drainage is a concern if the owner is going to sell the lots separately. Uncomfortable with the size of the homes and the precedent being set.
- b. **David Gordon:** Requested applicant to clarify and update the concern raised by Phil Merten at the May LJSPRC meeting regarding setback on lot 5. Applicant showed the current setbacks.
- b. **Andy Fotsch:** Commented on setbacks and density. Void of space is one way to look at setbacks, but setbacks are simply measured. This neighborhood is very dense when compared to other La Jolla neighborhoods. These homes are above average with respect to FAR, however when one looks at the massing on the lots, they conform to the neighborhood. Cannot look at just the overall FAR.
- c. **Motion:** Angie Preisendorfer made a motion, Andy Fotsch 2<sup>nd</sup>  
**Findings can be made** for a site development Permits and Coastal Development Permits for Projects 482904 and 589178.

**VOTE 3-2-1**

## 11. Continuation of Chair Comments and Discussion Regarding LJSPRC Election.

Discussion regarding election of chair and possibly a vice-chair, The LJSPRC charter only states "the LJSPRC shall choose its own Chair, who shall be responsible for seeing that all the provisions of this Charter are met." It does not state any requirement for annual elections nor does it have provisions for a vice chair. It has been proposed that the LJSPRC should hold these elections annually and that it should also include election of a vice-chair.

Committee discussed and agreed to hold elections for a Chair, Vice Chair and Secretary at the July LJSPRC meeting. It was also agreed that an update of the LJSPRC Charter could be done in parallel but does not have to be complete prior to the election. The revised LJSPRC Charter would need to first be approved by the committee with final approval by the CPA.

David Gordon commented that a Charter revision would be appropriate and could also update other areas that are not clear the Charter is more restrictive than City Council Policy 600-24 in that the recused person must leave the room as opposed to just the Committee seating area.

**Motion made to adjourn**

**VOTE 7-0-0**

**Adjourn to next LJSPRC meeting Monday, July 16, 2018 @ 4:00 p.m.**